

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 27, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was not agreeable to the items proposed for 'In Camera' consideration later this day and therefore a decision to deal with the matters in open Council would be determined at the 'In Camera' session.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,

THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated November 20, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,

THAT the Minutes of the Special Council meeting (Public Hearing) dated November 15, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Bowers,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION: COUNCIL AGENDA

It was agreed to vary the agenda to consider at this time a report from the Corporation Counsel, dated November 22, 1973, on Charter Amendments.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTSA. Charter Amendments

The Corporation Counsel, under date of November 22, 1973, submitted the following report:

"Attached to this report is the ^{*}proposed Bill containing Charter Amendments which have been approved by Council. However, since the meeting of October 23rd, 1973, when Council dealt with my report on proposed amendments, certain other sections have been added which I am today bringing specifically to Council's attention for approval or removal.

* copy of the proposed Bill
is on file in the City
Clerk's Office.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

Sections 1 to 29 (pp.1-4) are the sections regarding electoral reform which were approved early in the year. The explanation on page 1 is a summary of the effect of these sections. I would specifically draw to Council's attention that I am proposing that "tenant-electors" also be abolished. This was not dealt with when the corporate vote was before Council. In view of the fact that the Municipal Act has removed "tenant-electors", I would seek Council's instructions whether or not the Charter should be similarly amended. The net result of the amendments is that there are only two types of electors: owner-electors and resident-electors.

Section 30 (p.4): This is a new introduction and has not yet been approved by Council. The section is self-explanatory and deals with the power of Council to enter into business undertakings. Having regard to the many areas in which the City is now engaged, I strongly suggest that an omnibus clause of this nature would be very useful. Council will note that a similar section exists in the Municipal Act.

Section 31 (p.4) deals with auditors and has been approved.

Sections 32, 33 (p.7) and 44 (p.10) reduce the requirements for money by-laws to a simple majority. This was approved on November 6th.

Sections 34 and 35 (p.7) have been approved.

Section 36 (p.8) has not yet been approved. The effect is to repeal section 408 which requires the printing of the tax sale warning on tax bills to be in a contrasting colour. The computer cannot print in different colours and it is suggested that the section be repealed. Under consideration is a proposal that the background portion of the warning notice be in a different colour to the rest of the tax notice. It would seem that this would be just as suitable.

Sections 37 and 38 (p.8), 39, 40, 41, 42 and 43 (p.9), 45 (p.10) and 46 (p.11) have all been approved. With respect to section 45 (the Heritage Building Designation Section), I wish to draw Council's attention particularly to subsection (7). This proposed subsection is intended to implement Council's desire to hold up demolition permits pending consideration of the designation of historic sites. This subsection is similar to the section under which we hold up development permits. The rest of the section is similar to the Municipal Act provisions except that in that Act the Cabinet must approve the by-law. I have removed that requirement as, generally speaking, the Cabinet does not have the many powers of approval with respect to the City of Vancouver that it does with respect to municipalities.

Section 47 (p.11) has been proposed by Mayor Phillips and has not yet been approved by Council. The Charter requires the first Council meeting of the year to be held on the first Wednesday of January. This year it is January 2nd. It is proposed that in future it be the second Tuesday in January, a normal Council day."

The Council took the following action in respect to the sections outlined in the proposed Bill submitted with the foregoing report:

MOVED by Ald. Rankin,

THAT sections 1 to 31 inclusive and 35 to 46 inclusive referred to in the foregoing report of the Corporation Counsel be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT sections 32, 33 and 34 referred to in the foregoing report of the Corporation Counsel be approved.

- CARRIED

(Aldermen Hardwick, Linnell and Volrich voted against the motion)

cont'd...

Regular Council, November 27, 1973 3

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

MOVED by Ald. Volrich.

THAT Section 47 referred to in the foregoing report of the Corporation Counsel be approved after being changed to read as follows:

"The first meeting of the Council in each odd numbered year shall be held on the first Wednesday after the first day of January".

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Control of Beer Parlours and other
Premises in the Downtown Eastside

The Council, at its meeting on November 22, 1973, held a special meeting to permit certain licensees to show cause why their licenses should not be cancelled. After hearing the representations the Council adjourned without taking any further action.

The Council, this day, proceeded to take action as follows:

MOVED by Ald. Rankin,

THAT City of Vancouver 1973 Dance Hall license No. 9129 issued to Robert E. Burrows, 205 East Pender Street, operator of the Parlour Dance Hall, be cancelled forthwith.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

THAT no further action be taken to cancel City of Vancouver 1973 Restaurant license No. 18016, issued to P. Mah & Kam Hing Wong & May Ying Wong, 168 East Pender Street, as operators of the New Pender Cafe, provided the following conditions are adhered to forthwith:

"No entry be permitted into the restaurant after 12 o'clock midnight and the premises be vacated by 12:30 a.m."

FURTHER THAT the Chief Constable be requested to report back to Council, by the 15th January, 1974, on the operation of the premises.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT City of Vancouver 1973 Public House license No. 23401 issued to Sunrise Hotel Ltd., 101 East Hastings, operator of the Broadway Hotel Public House, be suspended for one month, effective December 1, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Marzari, in amendment,

THAT City of Vancouver 1973 Public House license No. 23401 issued to Sunrise Hotel Ltd., 101 East Hastings, operator of the Broadway Hotel Public House, be cancelled forthwith.

- LOST

(Aldermen Bowers, Harcourt, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

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UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and other
premises in the Downtown Eastside (cont'd)

MOVED by Ald. Harcourt,
THAT City of Vancouver 1973 Public House license No. 12818
issued to Fraserview Hotel Co. Ltd., 303 Columbia Street, operator
of the Columbia Hotel Public House, be suspended for one month
commencing December 1st, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Massey, in amendment,
THAT City of Vancouver 1973 Public House License No. 12818
issued to Fraserview Hotel Co. Ltd., 303 Columbia Street, operator
of the Columbia Hotel Public House, be cancelled forthwith.

- LOST

(Aldermen Bowers, Harcourt, Rankin, Volrich and the
Mayor voted against the motion)

(Alderman Pendakur was excused from voting at this time,
not having been present at the Special Council meeting
when representations were presented by the Fraserview
Hotel Co. Ltd.)

MOVED by Ald. Pendakur,
THAT no further action be taken to cancel City of
Vancouver 1973 Public House license No. 15304 issued to J & F
Enterprises Ltd., 210 Abbott Street, operators of Dominion Hotel
Public House, and the matter be reviewed in three months time.

- CARRIED

(Alderman Massey and Rankin voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT City of Vancouver 1973 Public House license No. 15304
issued to J & F Enterprises Ltd., 210 Abbott Street, operators
of Dominion Hotel Public House, be suspended for fourteen days,
effective December 1, 1973, and the matter be reviewed in three
months time.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Pendakur,
Volrich and the Mayor voted against the motion)

MOVED by Ald. Volrich,
THAT no action be taken to cancel City of Vancouver
1973 Public House license No. 10546, issued to Commercial Hotel
Vancouver Limited, 340 Cambie Street, operators of Commercial
Hotel Public House, and that a review of the premises be made in
three months time.

(not put)

MOVED by Ald. Rankin,
THAT City of Vancouver 1973 Public House license No. 10546,
issued to Commercial Hotel Vancouver Limited, 340 Cambie Street,
operators of Commercial Hotel Public House, be suspended for
fourteen days, effective December 1, 1973.

- CARRIED

(Aldermen Harcourt, Pendakur and Volrich voted
against the motion)

Regular Council, November 27, 1973 5

UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and other
premises in the Downtown Eastside (cont'd)

MOVED by Ald. Pendakur,

THAT City of Vancouver 1973 Public House License No. 19440 issued to The New Dodson Hotel Co. Limited, 25 East Hastings Street, operators of The New Dodson Hotel Public House, be suspended for fourteen days, effective December 1, 1973.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT no further action be taken to cancel City of Vancouver 1973 Restaurant license No. 14163 issued to Harscol Enterprises Ltd., 50 East Hastings Street, as operators of Steams Hot Dogs, provided the following conditions are adhered to forthwith:

"No entry be permitted into the restaurant after
12 o'clock midnight and the premises be vacated
by 12:30 a.m."

FURTHER THAT the Chief Constable be requested to report back to Council, by the 15th January, 1974, on the operation of the premises .

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT City of Vancouver 1973 Public House License No. 21149 issued to Rainier Hotel Ltd., 309 Carrall Street, operators of Ranier Hotel Public House, be suspended twenty-one days, effective December 1, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Volrich,

THAT the Liquor Control Board be advised of the action taken this day with respect to Public Houses.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the appropriate Civic officials report in three months time with regard to the foregoing premises for further review by the Council.

- CARRIED UNANIMOUSLY

(The Corporation Counsel advised that both he and the License Inspector will be investigating and reporting back on a suggestion made that there be two classes of restaurant licenses which differentiate as to hours of operation)

(Alderman Hardwick, not being present at the hearings on November 22, was excused from voting on this whole subject of control of beer parlours and other premises in the downtown eastside)

The Council again agreed to vary the agenda to consider the following reports.

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B. BOARD OF ADMINISTRATION
General Report(November 23)

FINANCE MATTERS (November 23)

New Computer System (Clause 6)

In considering this clause the Director of Finance advised Council that if the Provincial Government did not give the City power to implement twice yearly tax billing certain elements of the computer system and staff will be reduced.

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Alderman Rankin voted against the motion)

C. Auto Towing Contract

The Board of Administration, under date of November 22, 1973 submitted the following report :

The Corporation Counsel reports as follows:-

"The City called for tenders for the Auto Towing Contract on 31 October, 1973. The term of the contract is three years commencing 4 December, 1973 and ending at Midnight, 3 December, 1976. The time for receiving tenders closed on Monday, 19 November, 1973. The only tender received was that of Buster's Auto Towing Service Ltd. Buster's presently has the contract which expires at Midnight, 3 December, 1973.

A representative of the Police Department has inspected the vehicles, equipment and facilities, including the impounding lots required by the City for the contract and found them to be satisfactory. The General Accident Assurance Company of Canada has consented to provide the \$50,000.00 performance bond and J.T.O'Bryan & Co. Insurance Brokers have issued a certificate of insurance certifying that insurance has been arranged for Buster's as follows:-

General liability - \$500,000 (all inclusive)
Automobile liability - \$500,000 (all inclusive)

all as required by the City. Mr. L. Morley, Business Representative of the General Truck Drivers and Helpers Local Union No. 31, advises by letter dated November 16, 1973, that Buster's employees are members in good standing of that Union.

As required, Buster's submitted two tenders, Tenders "A" and "B". Tender "A" provides for towing police vehicles and private vehicles and Tender "B" provides for towing private vehicles only. The City has the option of accepting either Tender "A" or Tender "B". Tender "B" was required to give the City Engineer the opportunity to recommend undertaking the towing of police vehicles if he considered such an undertaking was economical. After examining the tenders, the City Engineer advises that it would not be economical for the City to undertake the towing of Police vehicles at this time (see rates in Part I below).

Following is a tabulation of Buster's Tender "A" and a comparison with the 1973 towing charges:

PART I

Charges to the City respecting the removal of Police vehicles and vehicles required for police purposes

Item	Proposed	Present
	Rates	Rates
	1974-1976	1973
(a) For removal of a privately-owned vehicle to the Police Garage (153 Powell Street), the City Garage (250 West 70th Avenue) or to such other place in the City of Vancouver as the Chief Constable or his duly authorized representative may direct from time to time where such vehicle is required for investigation, evidence, examination or other like purposes by the Police Department.	1974 - \$ 9.50 1975 - \$10.00 1976 - \$10.50	\$9.00

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

<u>Item</u>	<u>Proposed Rates 1974-1976</u>	<u>Present Rates 1973</u>
(a) (Cont'd.) (When a private vehicle remains un-claimed by the owner, and is sold by auction, the Towing Service will refund one-half of the towing charge)		
(b) For removal of a Police vehicle to the Police Garage, the City Garage or a repair shop in the City of Vancouver as the Chief Constable or his duly authorized representative may direct from time to time.	1974 - \$5.50 1975 - \$6.00 1976 - \$6.50	\$5.00
(c) For removal of a vehicle from outside the limits of the City of Vancouver to the Police Garage or the City Garage.	For each and every year of the contract: \$6.50 plus 75¢ per loaded mile travelled beyond Municipal boundaries.	\$6.00 plus \$3.00 per hour
(d) The amount the Towing Service will charge for each attendance where the Towing Service dispatches a towing vehicle to remove a privately-owned vehicle to the Police Garage or the City Garage, and upon arrival of the vehicle of the Towing Service, the driver thereof is advised by the Police Member that the services of the towing vehicle are not required. (If said driver is advised that the services of his towing vehicle are not required prior to his arrival, then the Towing Service shall not be entitled to any payment.)	1974 - \$4.75 1975 - \$5.00 1976 - \$5.25	\$4.50
(e) For removal of a vehicle to the Police Garage or the City Garage where the vehicle is recovered in unusual circumstances involving extraordinary time and equipment. (This fee is payable only if approved by the Chief Constable.)	1974 - \$11.75 per hour 1975 - \$12.50 per hour 1976 - \$13.25 per hour	\$11.00 per hour
(f) For removal of a vehicle to the Police Garage or the City Garage where such removal cannot be made without the use of a dolly or motorcycle trailer.	1974 - \$5.50* 1975 - \$6.00* 1976 - \$6.50*	\$5.00

*In addition to fees in Sections (a) (b) (c) (e) & (g).

<u>Item</u>	<u>Proposed Rates 1974-1976</u>	<u>Present Rates 1973</u>
(g) For the removal of a vehicle which is (i) apparently abandoned, or (ii) without proper or valid number plates, to one of the storage places.	1974 - \$5.50 1975 - \$6.00 1976 - \$6.50	--

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

- (h) For the storage of each vehicle referred to in paragraph (g)
 - (i) for the first three days after impoundment per day, or part of a day, and

1974)	50¢	--
1975)	- per	
1976)	day	
 - (ii) for the fourth and each subsequent day, per day, or part of a day.
- (No fee shall be payable by the City for the removal of an abandoned vehicle under paragraph (g) unless the Chief Constable or his duly authorized representative is satisfied that the vehicle is abandoned and the Towing Service has been notified to that effect before such removal takes place.)

PART II
Charges to the Owner for the removal of his vehicle during rush hours 7:00am to 9:00am and 4:00pm to 6:00pm

<u>Item</u>	<u>Proposed Rates</u> <u>1974-1976</u>	<u>Present Rates</u> <u>1973</u>
(a) For the removal of a vehicle to one of the storage places.	1974 - \$ 9.50 1975 - \$10.00 1976 - \$10.50	\$9.00
(b) For attending to remove a vehicle but before it is towed away the owner or person in charge thereof requests that the vehicle be delivered to him.	1974 - \$ 4.75 1975 - \$ 5.00 1976 - \$ 5.25	\$4.50
(c) For the storage of each vehicle removed to one of the storage places		
(i) for the first three days after impoundment, per day, or part of a day, and	1974) 1975)- \$2.00 1976)	\$1.50
(ii) for the fourth and each subsequent day, per day, or part of a day.	1974) 1975)- \$3.00 1976)	\$3.00

<u>Item</u>	<u>Proposed Rates</u> <u>1974-1976</u>	<u>Present Rates</u> <u>1973</u>
(d) For removal of a vehicle to one of the storage places where the vehicle is recovered in unusual circumstances involving extraordinary time and equipment.	1974 - \$15.75 per hour 1975 - \$16.50 per hour 1976 - \$17.25 per hour	\$15.00 per hour
(This fee is payable only if the amount therefor has first been approved by the Chief Constable otherwise the fee shall be the fee specified in Item (a).)		
(e) For the removal of a vehicle to one of the storage places where such removal cannot be made without the use of a dolly or motorcycle trailer.	1974 - \$ 5.50* 1975 - \$ 6.00* 1976 - \$ 6.50*	\$5.00

*In addition to the appropriate fee shown in Sections (a) & (d).

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

Tender "B" submitted by Buster's offers the same rates as in Part II.

Tender "A" of Buster's Auto Towing Service Ltd. is submitted to Council for its consideration and if accepted, then Council is requested to authorize the preparation of a contract satisfactory to the Corporation Counsel and that the same be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto."

Your Board RECOMMENDS acceptance of the Buster's Auto Towing Service Ltd., Tender "A".

MOVED by Ald. Bowers,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved and a contract be prepared satisfactory to the Corporation Counsel and that the same be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Social Services, November 8, 1973

The Council considered this report of the Standing Committee on Social Services on the subject of Co-ordination of Day Care and took the following action:

MOVED by Ald. Rankin,

THAT recommendations A to E inclusive contained in the report be approved, after inserting the following words in recommendation "C" after the word 'request':

'the Provincial Government Department of Human Resources through'

FURTHER THAT the Standing Committee on Social Services be instructed to investigate with the School and Park Boards the use of school and park sites for day care centres.

- CARRIED

(Aldermen Bowers, Hardwick and Linnell voted against the motion insofar as Recommendation "D" is concerned).

The Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 5:10 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Community Recreation Facilities Fund Grants

The Board of Administration, under date of November 23, 1973 submitted the following report:

The Director of Finance reports as follows:

"A letter has been received from the Board of Parks and Public Recreation detailing the Community Recreation Facilities Fund grants approved by the Provincial Government to date and requests authority to expend the \$160,000 grant approved for the Lord Byng Pool.

The Director of Finance has added his comments and recommendations on the disposition of the balance of the grants - items 2 to 6 below.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Community Recreation Facilities
Fund Grants (cont'd)

Grants Approved

A. Lord Byng Pool	\$ 160,000
B. West End Community Centre and Ice Rink	654,333
C. Templeton Pool	240,000
D. Britannia Community Centre and Swimming Pool	533,333
E. Champlain Heights Neighbourhood Centre	19,738
F. Jericho Recreation Centre	25,000
Total Grants Approved	<u>\$1,632,404</u>

A. Lord Byng Pool - \$160,000

The Park Board requests authority to expend this grant as follows:

(a) Additional funds required for the Vancouver Aquatic Centre (Note 1)	\$150,000
(b) To cover an overexpenditure on Lord Byng Pool project costs	<u>10,000</u>
	<u>\$160,000</u>

Note 1 - Vancouver Aquatic Centre - \$2,000,000 was approved in the 1971-1975 Five Year Plan to construct this Centre. When tenders were received costs had increased substantially over the original estimates and the Park Board

- reduced the original contract by \$135,096, as noted in their letter, by deleting and substituting certain items, and
- obtained Council approval to transfer \$600,000 from Park Development Capital funds to cover the balance of the increased cost.

The Park Board wish to restore the items deleted from the original contract which are now estimated to cost \$150,000. A detailed listing of these items is attached to the Park Board letter.

This Park Board request is submitted to Council for Consideration.

B. West End Community Centre and Ice Rink - \$654,333

On July 3, 1973 Council approved the recommendation of the Director of Finance that any Provincial grants received on this project be used (a) to off-set the deficit of \$293,000 resulting from project costs being in excess of funds available, (b) to reimburse the Parking Site Reserve for the \$300,000 which formed part of the original financing of this project, and (c) to return the balance \$61,333 to Unallocated Supplementary Capital Funds.

C. Templeton Pool - \$240,000

An amount of \$480,000 was approved in the 1971-1975 Five Year Plan for construction of this pool. On October 2, 1973 Council approved a Park Board proposal to build a larger pool with more seating capacity at an additional cost of about \$240,000 and authorized the use of these grant funds for that purpose.

D. Britannia Community Centre and Swimming Pool - \$533,333

On July 31, 1973 Council approved a report from the Deputy Director of Planning which stated that the City's share of the cost of the Centre would exceed Five Year Plan funds available by \$554,188 and it would be necessary for the City to provide Supplementary Capital funds to cover this deficit. The report noted that if Community Recreation Facilities Fund grants were approved they would be utilized as a source of funds.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Community Recreation Facilities
Fund Grants (cont'd)

The Director of Finance recommends that the \$533,333 grant be returned to Unallocated Supplementary Capital Funds in accordance with Council's previous resolution.

E./F. Champlain Heights - \$19,738 and Jericho Centre - \$25,000

Pending development of a City policy on dealing with grant funds earned on capital projects, the Director of Finance recommends that the grants approved for these projects be returned to the Park Board Community Services Centre Capital funds for future allocation to other community service and recreation centre projects."

Your Board submits to Council for

CONSIDERATION

The Park Board request to expend the \$160,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to

- | | |
|--|------------------|
| (a) restore items deleted from the original
Vancouver Aquatic Centre contract | \$150,000 |
| (b) to cover the overexpenditure on the
Lord Byng Pool | <u>10,000</u> |
| | <u>\$160,000</u> |

RECOMMENDATION

The allocation of the Community Recreational Facilities Fund grants approved for other projects as recommended by the Director of Finance:

- (a) Britannia Community Centre and Swimming Pool -
\$533,333 to be returned to Unallocated Supplementary Capital funds
- (b) Champlain Heights Neighbourhood Centre - \$19,738 and
Jericho Recreation Centre - \$25,000, to be returned
to the Park Board Community Services Centre Capital
funds.

MOVED by Ald. Harcourt,

THAT the Park Board request to expend the \$150,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to restore items deleted from the original Vancouver Aquatic Centre contract, be approved.

- CARRIED

(Aldermen Bowers, Pendakur and Rankin voted against the motion)

MOVED by Ald. Harcourt,

THAT the Park Board request to expend the \$10,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to cover the overexpenditure on the Lord Byng Pool, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. False Creek Project:
Engineering Considerations

The City Engineer submitted the following report under date of November 23, 1973:

"INTRODUCTION

On November 20, 1973 Council considered and adopted policies for the False Creek redevelopment project. Although further study will be carried out by the False Creek team and Mr. Sutcliffe before the plan is completely finalized for Area 6, certain parts of implementation can be proceeded with now. One of the objectives of the project is to begin implementation of Phase I of the project (enclave at eastern end of Area 6) in 1974. If this objective is to be met it is necessary that engineering services to the proposed development in Area 6 be undertaken immediately. Normally, such service works would await finalization of all plans, however, in view of the objective of starting implementation in 1974, the Engineering Department has been working on design of services and is now ready to proceed with certain of these which are not subject to final detailed designs.

This report sets out those services which can be constructed now to provide necessary portions of the sewer and water works systems so that they will be ready for hookup when final detailed designs are made available in 1974. It will not be possible to proceed with construction of street systems on this basis, however, until planning is advanced further. Designs have been submitted by the Engineering Department to the False Creek Committee for pedestrian overpasses of 6th Avenue to the orientation area and these could be constructed if the Committee and Council wish.

The False Creek Committee has requested evaluation by the Engineering Department of a new Cambie Bridge replacement alignment so that planning of development, particularly on the north side of False Creek, can proceed. This evaluation has been carried out by the Department and a recommendation on that matter is contained herein.

SEWER SYSTEM

When the current Five Year Plan was prepared, provisions for sewer works in that area were based on a form of development quite different from that now proposed. Accordingly, insufficient funds exist in the present Five Year Capital Program to carry out all necessary sewer works related to the False Creek Project. However, about \$1,000,000 was provided for the works then contemplated and these funds can be used to carry out the initial parts of the program now necessary. The first phase of the sewer works include a trunk sewer between Heather and Birch Streets north of 6th Avenue. To meet the above deadlines these works must begin within the current fiscal year. No part of the noted \$1,000,000 provision is appropriated in this year's capital budget. However, money has been appropriated in Account No. 111-2001 (Champlain Heights Areas E & F). It now appears that these works will not be proceeding within the current fiscal year so these funds can be reallocated for False Creek. The City Engineer, therefore, recommends that \$400,000 be transferred from Account No. 111-2001 to a new account for initial servicing of False Creek redevelopment as outlined above. The Director of Finance concurs with this and his further comments are contained below.

WATER SYSTEM

To service the proposed development in Areas 6, 7 & 10, a 12-inch diameter feed main is required along 7th Avenue from Cypress to Heather Streets as a start on the link between the major supply mains on Cambie and Cypress Streets. The existing 4-inch and 6-inch mains are inadequate for domestic use and fire protection for the proposed development in these areas.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations (cont'd)

The main has been designed and can be constructed at this time without restricting final detailed design in Areas 6 & 10. Various possible routes have been examined and 7th Avenue has been determined to be the most economical. The total water servicing costs to permit development of Area 6 will be in excess of \$600,000. If the noted deadlines are to be met it is necessary that we begin on a portion of this work, costing \$70,000, immediately. The City Engineer, therefore, recommends that installation of 2,800 feet of 12-inch water main be undertaken on 7th Avenue from Cypress to Hemlock Streets as the first phase of the works necessary to provide water service for the proposed False Creek project. Crews are available to begin work on this phase immediately. If another project is undertaken, time will be lost before the crews can be brought back.

Unlike the Sewer Budget, no funds whatsoever were provided for the water works system in the current Five Year Plan. The Director of Finance recommends that the \$70,000 necessary to carry out this first phase of the water works be provided from the Special Property Sales Reserve (please see his further comments below).

STREET SYSTEM

As noted above, the plans for Area 6 have not progressed sufficiently to undertake any street works yet. When these are advanced further, the Engineering Department will be reporting on the works necessary to implement them, costs thereof and funding.

The Engineering Department's Streets Division is currently constructing the waters edge treatment consisting of seawalls, slopes, walkways etc. Funds for these have been provided from Federal Government sources and in the 1973 City Budget. The contract for dredging associated with these works has provision for the dredging works necessary for the marinas proposed. If designs are finalized on these and funding arranged, it will be possible to carry out the marina dredging this Winter.

COMMENTS OF THE DIRECTOR OF FINANCE

As reported to Council on November 20 in the report from Mr. Sutcliffe and myself regarding the economics of False Creek Development, the financing requirements for development expenditures are not established as to timing or source of funds and cannot be until the size and timing requirements are developed and until I have had a chance to review the sources of funds that may be available.

However, certain expenditures related to servicing Area 6 must be made immediately in order to get development underway.

The Engineering Department is in a position to transfer, temporarily, \$400,000 for sewer work from their Champlain Heights appropriations. For water capital costs of \$70,000 needed immediately, I recommend that the source of funds be the Special Property Sales Reserve (that is the City's fund for land bank acquisition and development).

CONNAUGHT (CAMBIE) BRIDGE REPLACEMENT ALIGNMENT

The following outlines the current status of the existing bridge, the timing of a replacement facility, alignment controls and constraints and recommends an alignment for planning purposes:

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations (cont'd)

Existing Bridge and Timing of a Replacement

The existing structure is structurally in good condition and with normal maintenance has a serviceable life of many years. Replacement of the bridge in the short term future (7-15 years) would be based on planning considerations related to the False Creek redevelopment and/or on the provision of a new structure incorporating a rapid transit link. At the present time the False Creek redevelopment planning, in particular, considerations of a college campus on the north side of False Creek, provides an opportunity for the City to reserve a corridor for the replacement facility which will be a planning input for the detailed design of the False Creek redevelopment.

Proposed Replacement Facility

This report and the studies to date, do not attempt to finalize the question of a bridge or tunnel. The alignment width is based on the provision of four lanes for automobiles plus a two-lane corridor for rapid transit as well as sidewalk provisions. The alignment width required is 100 feet for either a tunnel or a bridge, however, a new bridge could be constructed 25 feet away from the existing structure while 100 feet separation is necessary for a tunnel.

Vertical Controls

The elements controlling the height of a bridge or the depth of a tunnel are the navigation requirements established by the National Harbours Board and in the case of a bridge, any railway tracks that must be cleared. At this point in time, optimistic assumptions have been made that minimum clearances of about 30 feet would be permitted and that certain tracks would be moved. Such changes will have to be confirmed in the future as the redevelopment of False Creek takes place.

Alignment Location

One of the important elements in building a replacement facility will be the minimizing of disruption to the use of the existing bridge during the construction period.

Both construction and property requirements favour an alignment to the west of the existing bridge. A west side routing would be shorter than an alignment to the east and could be built with a minimum of conflict with the existing bridge. An east side alignment would have to cross the existing bridge resulting in a more difficult construction/temporary traffic detour situation.

On the south side of the Creek a west side alignment would pass through Johnston Terminals. If the Johnstons had not redeveloped, a bridge could "step" through the property (similar to the Georgia Viaduct through the B.C. Hydro/C.P. rail lands). A tunnel would require that the entire corridor be cleared. An east side alignment would pass through the City Yards and a number of other businesses in this area of the Creek that are not scheduled for redevelopment for many years. More property would be required south of 2nd Avenue for an east side alignment than a west side alignment. Therefore, total property requirements would be less for a west side alignment.

On the north side of the Creek, Marathon Realty have expressed no preference in relation to the potential college site other than to express concern about the streets to which the replacement connects to at the downtown end. They prefer a Robson-Smythe couplet arrangement. This is possible with either an east or west alignment.

Summary

A decision need not be taken at this time about a bridge or a tunnel for a Connaught Bridge Replacement.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations

For planning purposes a location should be adopted for the replacement. A location west of the existing structure is preferable because of the easier construction arrangements, better temporary traffic arrangements and a minimum of traffic disruption, and because of lesser property requirements and potentially easier corridor acquisition on the south side of False Creek. Accordingly, it is recommended that for planning purposes, the alignment of a Connaught Bridge Replacement be west of the existing bridge.

RECOMMENDATIONS

In order to permit achievement of objectives adopted by Council on November 20, 1973, the City Engineer RECOMMENDS :

1. The City Engineer be authorized to proceed with construction of a trunk sewer north of 6th Avenue, funds to be provided out of existing provisions in the Five Year Plan Capital Funds, by transfer of \$400,000 from Account No. 111-2001 to a new account for servicing of the False Creek Project. The Director of Finance concurs with this financing.
2. The City Engineer be authorized to proceed with construction of a new 12-inch water main on 7th Avenue from Cypress to Hemlock Streets as the first phase of works necessary to service the False Creek project. The Director of Finance has recommended that \$70,000 for this purpose be provided from Special Property Sales Reserve.
3. For planning purposes, the alignment of a Connaught Bridge Replacement be west of the existing bridge."

MOVED by Ald. Hardwick,

THAT recommendations 1 and 2 of the City Engineer contained in the foregoing report be approved and recommendation No. 3, on the subject of the alignment of a Connaught Bridge Replacement be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:45 p.m. to reconvene in open session at 7:30 p.m.

The Council reconvened at 7:30 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

DELEGATIONS, BOARD OF ADMINISTRATION, DEPARTMENTAL AND OTHER REPORTS (cont'd)

G. DEPARTMENTAL REPORT
Building and Planning Matters (November 23, 1973)

Interim Zoning in Kitsilano Area

The Council considered report of the Director of Planning and Civic Development dated November 23, 1973.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Zoning in Kitsilano Area (cont'd)

The Council heard the following delegations:

West Broadway Citizens Committee (F. Hyde)	Brief and petition filed requesting down zoning of the Kitsilano area and halting a condominium project on Block 221, and certain other proposals
Kitsilano Ratepayers Association (G.F. Moul)	Brief filed suggesting the zoning remain as at present
Kitsilano Senior Citizens (Mrs. N. Topple)	against change in the zoning
Kitsilano Chamber of Commerce and Burrard Lions Club (Mr. H. Kidd)	against rezoning the area

MOVED by Ald. Harcourt,

THAT the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue).

(amended)

MOVED by Ald. Hardwick, in amendment,

THAT the following words be added to the motion of Alderman Harcourt:

"and that in the application, various areas be separately and appropriately identified in such a way as will facilitate and assist Council in reviewing submissions from the public at Public Hearings".

- CARRIED UNANIMOUSLY

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue), and that in the application, various areas be separately and appropriately identified in such a way as will facilitate and assist Council in reviewing submissions from the public at Public Hearings".

MOVED by Ald. Rankin,

THAT the Board of Administration be asked to report at the next regular meeting of Council, the legality and status of a Development Permit Application for a development on Third Avenue between Larch and Balsam Streets in Block 221, since the original application was for Lots 12 to 18 but the present plans appear to be for Lots 11 to 17.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Board of Administration be asked to report on the question of development permit applications where the applicant does not have either an option or own the property involved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, November 27, 1973 17

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Zoning in Kitsilano Area (cont'd)

MOVED by Ald. Rankin,

THAT the Council appoint the Chairman of the Standing Committee on Housing to negotiate a land swap with the developers of the senior citizens' highrise building at 2229 Maple Street to permit the construction of a suitable project for senior citizens on City lots at 70th Avenue and Marine Drive.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Pendakur, Volrich and the Mayor voted against the Motion)

COMMUNICATIONS OR PETITIONS

1. Conference on Nutrition
January 21-26, 1974

MOVED by Ald. Bowers,

THAT the request for financial assistance from the Alma Mater Society of the University of British Columbia with respect to their Conference on Nutrition, be received.

- CARRIED UNANIMOUSLY

2. Downtown Christmas Shoppers' Bus

The Council noted a letter from the B. C. Hydro and Power Authority, dated November 23, 1973, which is the result of a resolution of the Council dated November 20, in respect of provision of a Christmas shoppers' bus in the downtown area.

Alderman Hardwick advised that the Downtown Business Association had advised him that it was prepared to make a contribution of \$3,000 towards this shoppers' bus.

MOVED by Ald. Hardwick,

THAT the Council approve a downtown Christmas shoppers' bus on a no-fare basis, accept the Downtown Business Association's contribution of \$3,000, and Alderman Hardwick be instructed to endeavour to negotiate suitable cost sharing arrangements with the B.C. Hydro and Power Authority.

- CARRIED

(Alderman Pendakur voted against the motion)

3. Waterfront Leases: Stanley Park
to Bidwell Street

The Council noted a letter from the Chairman of the Save the Entrance to Stanley Park Committee requesting permission to appear before Council as a delegation on the matter of the waterfront leases from Stanley Park to Bidwell Street.

MOVED by Ald. Rankin,

THAT the delegation be heard and the necessary arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

4. Delegation Request

The Council noted a letter from M. Guadagno asking to appear as a delegation on December 4th with respect to Council's decision taken on November 20th on the acquisition of 1637 Parker Street.

MOVED by Ald. Bowers,

THAT the request for a delegation be granted.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION

General Report, November 23 (cont'd)

Works and Utility Matters (Nov. 23)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Closure of the remaining portion of the lane
East of Burrard Street, North of Pacific Street
- Cl. 2: Water Main Installation - 1973 Capital Budget

MOVED by Ald. Harcourt,
THAT these two clauses be approved.

- CARRIED UNANIMOUSLY

Finance Matters (Nov. 23)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Social Allowance - Christmas Bonus
- Cl. 2: Additional Constables - Granville Mall
- Cl. 3: Tender Awards
- Cl. 4: Advance approval re Park Board Community
Service Centre Capital Funds
- Cl. 5: Purchase of Equipment - City Information Works
- Cl. 6: New Computer System

(Action taken previously on Clause 6 is shown on page 6 of these Minutes)

The following action was taken on Clauses 1 to 5:

Clause 1: Social Allowance Christmas Bonus

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Additional Constables - Granville Mall

MOVED by Ald. Bowers,
THAT the request of the Board of Police Commissioners for establishment of eight additional police constable positions for policing the Granville Mall area be approved and the source of funds for 1973 be determined by the Director of Finance.
(deferred)

MOVED by Ald. Rankin,
THAT the matter of establishment of eight additional police constable positions be deferred and the Chief Constable be requested to appear before the Council to speak to the matter.

- CARRIED

(Aldermen Bowers, Massey and the Mayor voted against the motion)

Clause 3: Tender Awards

MOVED by Ald. Hardwick,
THAT the information of the Board of Administration contained in this clause be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (November 23)
continued:

Clause 4: Advance Approval re Park Board Community
Service Centre Capital Funds

MOVED by Ald. Bowers,
THAT advance approval be given of \$25,000 of Park Board Community Services Centre capital funds to carry out the indicated lighting and security installations at certain community centre complexes.

- CARRIED UNANIMOUSLY

Clause 5: Purchase of Equipment:
City Information Works

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters (Nov. 23)

Additional Typing and Clerical Assistance
for the Department of Permits & Licenses

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Property Matters (Nov. 23)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Acquisition for Park Site #10
404 East 7th Avenue
- Cl. 2: Amendments to Leases - Kent Avenue between
Fraser and Chester Streets and Kent Avenue
between Chester and Ross Streets
- Cl. 3: Demolitions

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report be approved and the information of the Board of Administration contained in clause 3 be received.

- CARRIED UNANIMOUSLY

H. Health and Welfare Departments:
West District Office Accommodation

The Board of Administration, under date of November 23, 1973, submitted the following report:

Your Board has now received the following information from the Supervisor of Property & Insurance:

"Address: 3998 Main Street
Lot Size: 68.29' x 108'
Building Size: Two floors totalling 7,922 sq.ft.

The building is of frame construction, finished with carpets on both floors and a T-Bar ceiling with Acoustic tile. The lighting is adequate for office use.

The owner originally asked a price of \$312,000; the owner's agent has now agreed to recommend a figure of \$300,000."

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Health and Welfare Department:
West District Office Accommodation (cont'd)

Your Board has not been able at this time to review with the Department Heads and the Assistant Director, Building Construction & Maintenance, the exact allocation of space and is therefore unable to give firm estimates covering the cost of interior partitioning and furnishings required to carry on the proposed operation.

Previous experience at Grant & Commercial and Robson Street indicates that to provide fully partitioned space may cost an additional \$7.50 per square foot or approximately \$60,000.00. However, if the building is developed to the greatest extent on an open area floor plan with a minimum number of partitioned offices provided for private interviews, the cost (based on finishing at 10th & Maple) could be approximately \$20,000.00.

Some additional furnishing may be required, but for the most part, it seems probable that the employees' operating from this location can be supplied with furniture they are using at their present location (this building will be used to house, with few exceptions, employees who are already on staff).

RECOMMENDATIONS

Your Board recommends:

1. The purchase of the property now under construction at 3998 Main Street be concluded by the Superintendent of Property & Insurance for the sum of \$300,000.
2. The agreement to purchase be prepared to the satisfaction of Corporation Counsel and that specifications and quality of construction be to the satisfaction of the Assistant Director, Building Construction & Maintenance.
3. The funds for the property and interior finishing be obtained from the Health & Welfare Capital funds and expenditure be authorized in advance of the 1974 budget.
4. This building be used as the "West District Office" for Health and Welfare Departments in substitution for the building proposed in the 1971-75 Capital Estimates to be erected at Oakridge.
5. The Assistant Director, Building Construction & Maintenance, be authorized to employ temporary assistance (at a cost not exceeding \$2,000 to be charged to the Capital Funds account) to complete the interior layout, to the greatest extent possible on an open area basis.
6. The property be considered part of the City's Land Bank when acquired and subsequently leased to the respective departments.

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committees on
Civic and Community Development
dated November 1, 1973

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Draft West End Plan
- Cl. 2: Condominium Study
- Cl. 3: Economic Implications of 'Down-Zoning'
the West End, January 30, 1973

MOVED by Ald. Hardwick,
THAT the information of the Committee contained in this report be received.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on
Social Services, November 15

MOVED by Ald. Rankin,
THAT the information of the Committee on the subject of Community Resources required in the Orchard Park-Killarney Area contained in this report be received.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on
Social Services dated November 15, 1973

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Mental Patients Association:
Relocation of Drop-in Centre
- Cl. 2: Strathcona-Seymour Summer Enrichment Project
- Cl. 3: Grant Request - C-TRAC Society School
- Cl. 4: Emergency Shelter for Native Young people
in the Skid Road Area

The Council took action as follows:

Clause 1: Mental Patients Association:
Relocation of Drop-in Centre

MOVED by Ald. Rankin,
THAT recommendation 'A' of the Committee contained in this report be received, and recommendation 'B' be approved.

- CARRIED UNANIMOUSLY

Clause 2: Strathcona-Seymour Summer Enrichment Project

MOVED by Ald. Rankin,
THAT this matter be referred back to the Committee for reconsideration and the City officials examine the possibility of cost sharing under Canada Assistance Plan.

- CARRIED UNANIMOUSLY

Clause 3: Grant Request - C-TRAC Society School
Children Cycle Safety Programme

MOVED by Ald. Rankin,
THAT this clause of the Standing Committee report be received.

- CARRIED

(Alderman Marzari voted against the motion)

Regular Council, November 27, 1973 22

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social
Services, November 15, (cont'd)

Clause 4: Emergency Shelter for Native Young
People in the Skid Road Area

MOVED by Ald. Marzari,

THAT Council instruct the Supervisor of Property and Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey,
Rankin, Volrich and the Mayor voted against
the motion)

No further action was taken.

L. Report of Standing Committee on
Finance and Administration
November 15, 1973

MOVED by Ald. Bowers,

THAT the recommendations of the Committee contained in this report on the subject of 911 Emergency Reporting Service, be approved.

- CARRIED UNANIMOUSLY

M. Report of Standing Committee on
Community Development, November 15, 1973

The Council considered this report of the Standing Committee which contains four clauses identified as follows:

- Cl. 1: Meeting of the Committee with the
Liquor Control Board
- Cl. 2: Illegal Suites Policy
- Cl. 3: Sites E and F: Champlain Heights
- Cl. 4: Sites C and D: Strathcona

The Council took action as follows:

Clause 1: Meeting of the Committee with the
Liquor Control Board

MOVED by Ald. Volrich,

THAT the action taken by the Committee be received for information.

- CARRIED UNANIMOUSLY

Clause 2: Illegal Suites Policy

MOVED by Ald. Volrich,

THAT this clause be received for information as both matters had been determined at the meeting of Council on November 20th.

- CARRIED UNANIMOUSLY

Clause 3: Sites E and F: Champlain Heights

MOVED by Ald. Volrich,

THAT the actions taken by the Committee be approved.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, November 27, 1973 23

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development, Nov. 15 (cont'd)

Clause 4: Sites C & D: Strathcona

MOVED by Ald. Volrich,

THAT the recommendations of the Committee in this clause be approved after changing recommendation 5 to read as follows:

"A Housing Society of 10 members be formed to be comprised of 7 members elected from the public sector, with three members being appointed by the Council of the City of Vancouver upon recommendation of the Standing Committee on Community Development;
The arranging of public meetings and Chairmanship of same to be the responsibility of the Director of Planning and Civic Development".

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on
Waterfront and Environment
November 15, 1973

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Dog Control Brochure
- Cl. 2: Knight Street Bridge
- Cl. 3: Waterfront Study - Progress Report
- Cl. 4: Oil Spills
- Cl. 5: Fuel Shortage

The Council took action as follows:

Clause 1: Dog Control Brochure

MOVED by Ald. Pendakur,

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 to 5 inclusive

MOVED by Ald. Pendakur,

THAT the information of the Committee contained in clauses 2 to 5 inclusive of this report be received.

- CARRIED UNANIMOUSLY

In considering clause 4 of the report the Mayor reported on meetings held with Mayors of the municipalities around Burrard Inlet and advised the Federal Government is accepting financial responsibility for cleanup operations on oil spills but the municipalities would be best equipped to handle the actual cleanup operations.

Alderman Pendakur advised of meetings held between the North Fraser Harbour Commissioners, Alderman Linnell and himself on matters of mutual concern with respect to public recreation areas and their relationship to industry on the Fraser River waterfront. A report will be submitted by the Waterfront and Environment Standing Committee soon.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

- O. Strata Titles Application:
New Construction, 2080 Maple Street
A & V Enterprises Ltd., and M.M. Cabinets Ltd.

The Director of Planning and Civic Development and the Director of Finance submitted the following report under date of November 22, 1973:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, application has been made for approval of a Strata Plan for a new apartment building containing 34 dwelling units.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B.: See Appendix 'A' for site plan.

Section 1(2) - FINANCING

- (a) True interest on any financing
- (b) Any bonusing of financing

The prospectus refers to the interim financing arrangements of the developers. It is unclear as to whether this affects the prospective purchaser, but would appear not to. Purchaser's financing is dealt with in the section labelled 'Financing (b)' on page 2 of the prospectus quoted as follows:

'Purchaser's Financing

First Mortgage financing to an aggregate amount of \$400,000 has been arranged to be made available to qualified purchasers on the following basis:

- (1) The interest rate calculated semi-annually not in advance shall be 10% per annum.
- (2) Mortgages shall be for a term of 5 years from the date of advance, and payments shall be based on a 30-year amortization.
- (3) The maximum amount of a First Mortgage shall be a maximum of 75% of the lesser of the sale price or projected sale price of each Strata Title.
- (4) The minimum First Mortgage acceptable to the Mortgagee shall be \$10,000.
- (5) The Mortgagee has the right to reject applications for mortgages for persons who do not meet normal standards as to credit and income for First Mortgage loans.
- (6) The purchaser must pay at least 10% of the purchase price and may provide the balance from a Province of British Columbia Second Mortgage if qualified.
- (7) Application for loans must be received by the 30th of April, 1974 and all requests to complete the loan must be fulfilled by the 15th of May, 1974.
- (8) Legal costs shall be paid by the Purchaser; a Mortgage application fee of \$50.00 for each unit shall be paid by the Developers.
- (9) There is no bonusing of financing.
- (10) Purchasers are not required to accept the financing and may make their own arrangements or pay cash.

Secondary Financing

The Developers have made no arrangements for secondary financing and will not carry second mortgages. Secondary financing may be available through B.C. Government Second Mortgages, but it is the responsibility of the purchaser to obtain such a Mortgage.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)Strata Titles Application:
New Construction, 2080 Maple St.(cont'd)

It should be noted from the above quotation from the prospectus that there is no bonusing of financing and that purchasers are not required to accept the financing arrangements and may make their own arrangements or pay cash. Further the prospectus states that the developers have made no arrangements for secondary financing and will not carry secondary mortgages. Secondary financing may be available through B.C. Government second mortgages, but it is the responsibility of the purchaser to obtain such mortgage.

(c) Details of a management contract and monthly servicing

The prospectus further states that with respect to a management contract, that such contract will be let to Westerham Management Ltd. of Vancouver for an annual fee of \$2,376.00. The prospectus states in detail the following with respect to the Management Contract.

'Management Contract

A Management Contract will be let to WESTERHAM MANAGEMENT LTD., 1055 West Hastings Street, Vancouver, B.C., Telephone 682-8861 at \$2,376.00 per annum to administer the day to day servicing needs of the buildings, and assist at Strata Council Meetings, and in the preparation of budgets and advise the Council. The Developers are not related in any way to the Management Company. The Council may terminate the contract on 90 days' notice. A copy of the Management Contract will be available for inspection at the display suite on the premises or at 304 - 1847 West Broadway, Vancouver, B.C.

Monthly Servicing

The budget has been designed to provide for the cost of:

Fuel
Hydro (for common areas only)
Scavenging
Water
Elevator servicing
Insurance (excluding coverage on owner's chattels, loss of use, and owner's liability.)
Caretaker
Management
Cleaning Equipment
Cleaning Materials.

The maintenance of common areas and grounds are included, but individual owners are responsible for the cleaning and maintenance of their individual suites.'

(d) Taxes and all other costs

With respect to taxes and other costs the prospectus states that they have estimated the 1974 taxes and have attached such estimates in Schedule A, calculated on present estimated values and mill rates, but that the developers cannot warrant the accuracy of the estimates. They inform the prospective purchaser that each strata lot will be assessed and taxed separately, including the unit entitlement to the common property. With respect to other costs, they project operating expenses for the first year of some \$17,299.00 less income of \$2,100.00 for a net operating cost of \$15,199.00. As shown in Schedule A, these monthly services and costs range from \$24.57 per month up to \$49.14 per month, depending on the size of the suite. The operating costs dealt with in this area, according to the prospectus, are fuel and hydro, scavenging and water, elevator servicing, insurance, caretaker, equipment, management, cyclical reserves, and sundry. There is no mention of any other costs or charges. The prospectus appears to be accompanied by a well detailed breakdown of the first year's operating expenses plus cyclical allowances, but it is uncertain as to whether this actually forms part of the prospectus or not.

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Application:
New Construction, 2080 Maple St. (Cont'd)

(e) Shared facilities and common areas

The prospectus states as follows:-

- 'Parking : 48 parking stalls shall be provided: all parking is underground. Each 2-bedroom suite shall have 2 adjoining parking stalls and each 1-bedroom suite shall have one parking stall as part of the Strata Lot and are owned by the individual Strata Title owners. 3 parking stalls are part of the common property.
- Caretaker's Suite : one 1-bedroom suite as part of the common property (See "Number of Condominium Suites, above).
- Other Common Property : In addition to the usual passageways and service areas and grounds, there shall be one sauna bath, 2 locker or storage areas, and 3 laundry rooms (one on each floor). Each laundry room has a coin operated washer and drier owned and operated by Eng Washing Machines.

All property of the Strata Plan to be common property except 33 Strata Lots, to be owned by individual owners. The developer and builder, after selling the 33 Strata Lots will own no part.'

Roof sundeck

The prospectus does not make reference to a proposed roof sundeck which would be located immediately above Strata Lots No.26 and 27. However, the Strata Plans indicate that the roof of the building is common property and the sundeck would therefore be a shared facility.

Section 1(3) - QUALITY OF CONSTRUCTION

The City Building Inspector advises that he is in receipt of a letter from Mr. W. R. Lort, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the C.M.H.C. Canadian Code for Residential Construction.

Mr. Lort undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to section I (3) of the Council policy.

MOVED by Ald. Harcourt,

THAT the application of A & V Enterprises Ltd., and M.M. Cabinets Ltd., under Strata Titles Act re new apartment development at 2080 Maple Street, be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in amendment,

THAT the following words be added to the motion of Alderman Harcourt:

'and subject to adequate play space being provided for children, based on 34 units and such space being determined by the Director of Planning'.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin, and Volrich voted against the motion)

The motion of Alderman Harcourt was put and CARRIED UNANIMOUSLY.

Regular Council, November 27, 1973 27

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

P. Lease of Portion of Lot:
S.W. corner of Main Street and
Terminal Avenue

The Council noted a report from the Board of Administration dated November 8, 1973 in respect of lease of portion of Lot 33, D.L. 2037 and 2064 situated S.W. corner of Main Street and Terminal Avenue and that the Imperial Oil Limited wishes to appear as a delegation.

The Council agreed to hear the delegation at the next regular meeting of the Council.

Q. Greater Vancouver Regional District Matters

Alderman Hardwick advised the Council of the present mill rate of .35 levied to the City of Vancouver for Regional park purposes and of the attempts in the past to increase this levy to .50 mills.

MOVED by Ald. Hardwick,
THAT the Council delegates on the Greater Vancouver Regional District be urged to vote to retain the present .35 mills for park purposes when this matter is before the Regional District.

- CARRIED

(Alderman Gibson voted against the motion)

MOVED by Ald. Hardwick,
THAT arrangements be made for a Report Reference to Council by the Greater Vancouver Regional District officials with respect to Regional Parks acquisition programs.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closure of Remaining Portion of Lane
East of Burrard, North of Pacific
Block 110, D.L. 541

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT WHEREAS

- (a) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (b) City Council in 1958 closed the portion of the lane in Block 110, District Lot 541, Plan 210, as shown on Explanatory Plan 5113;
- (c) The owner of all the lots in said Block 110 wishes to acquire all the lane in the Block;
- (d) The City is prepared to convey the lane to the owner in order that it may be subdivided with the abutting lots;

cont'd....

Regular Council, November 27, 1973 28

MOTIONS (cont'd)

Closure of remaining portion of lane
East of Burrard, North of Pacific (cont'd)

THEREFORE BE IT RESOLVED THAT all the lane lying between a line joining the south easterly corner of Lot 19, Block 110, District Lot 541, Plan 210, and the south westerly corner of Lot 20, said Block 110, and the southerly limit of the closed lane included in Explanatory Plan 5113 be closed, stopped up and conveyed to the abutting owner. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 4th, 1973, and marginally numbered LF 5237;

AND BE IT FURTHER RESOLVED THAT the closed lane included in Explanatory Plan 5113 be conveyed to the abutting owner;

AND BE IT FURTHER RESOLVED THAT the closed portions of lane, together with all the lots in the said Block 110, be subdivided to the satisfaction of the approving officer.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes
4381 Knight Street

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

- (a) East 7 feet of Lot 24 of Lot 1, Block 18, District
Lots 391 and 392, Plan 1368
(4381 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

3. Notice to Vacate:
2831 Point Grey Road (Seagate Manor)

The following Notice of Motion was submitted at the Council meeting on November 20, 1973, by Alderman Volrich and seconded this day by Alderman Harcourt:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT the tenants of the property purchased by the City at 2831 Point Grey Road, known as "Seagate Manor" be given one year extension of time beyond the present notice to vacate which requires them to vacate the premises on March 31, 1974.

- CARRIED

(Alderman Hardwick voted against the motion)

The motion was put and CARRIED.

Regular Council, November 27, 1973 29

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
Goods Movement Problems
False Creek Area

advised there is need for review of the use of the B.C. Hydro property at the east end of False Creek and in this connection had raised, while in Ottawa, the question of the goods movement industry and the matter of rationalizing and consolidating space use in this industry. He expressed the view that there is strong indication the Federal Government will provide substantial sums of money if the City Council favours the Federal Government making such funds available in respect of this industry in Vancouver and particularly on a pilot project basis.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Mayor be requested to write an appropriate letter to Ottawa on this matter.

- CARRIED UNANIMOUSLY

Mayor Phillips -
Membership to Council
Committees

suggested that Council members convey any suggestions with respect to changes in Committee membership in 1974.

The Council adjourned at approximately 10:30 p.m

The foregoing are Minutes of the Regular Council dated November 27, 1973, adopted by Council on December 4, 1973.

A. Phillips
MAYOR

B. J. Linnell
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

- 1. Closure of the Remaining Portion of the Lane East of Burrard Street, North of Pacific Street, Block 110, D.L. 541

The City Engineer reports as follows:

"In 1958, the City entered into an agreement with the owner of Lots 1 to 17 and 22 to 38 to convey to the said owner City-owned Lots 20 and 21 and to close and convey the lane abutting these lots. In return the owner was to dedicate to the City a portion of their lands for highway purposes. The City did close all the lane in the block save and except the south 50 feet thereof because another owner owned Lots 18 and 19.

In 1959 the City entered into a new agreement with the owner of Lots 1 to 17 and 22 to 38. This agreement provided that, when all the lots were under one ownership, the City would close the balance of the lane in the block and the owner would dedicate a greater portion of land for highway purposes. The additional dedication is to allow for the future Hornby Street ramp to Burrard Bridge.

All the lots in the block are in the same ownership. In 1970, a plan of subdivision was prepared which consolidated the site into one parcel and dedicated to the City the lands required for highway. This plan was not registered but now the owner of the lands and the City wish to deposit the plan in the Land Registry Office. Council have not formally closed the south 50 feet of the lane and this is required to allow the subdivision plan to be registered.

I RECOMMEND that the south 50 feet of the lane in Block 110, D.L. 526, the same as shown outlined red on plan marginally numbered LF 5237 be closed, stopped up and conveyed to the abutting owner.

I further RECOMMEND that all the lands in the block be subdivided the same as shown on plan marginally numbered LD 1197.

I further RECOMMEND that the said subdivision plan be registered in the Land Registry Office."

Your Board RECOMMENDS that the foregoing be approved.

- 2. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The owner of a home recently built at the west end of the 1800 block West 75th Avenue has requested a water service. The home is presently being supplied from an adjacent lot on S.W. Marine Drive because 75th Avenue, west of Angus Drive is not serviced with a water main. The Planning Department reports that 2 more homes are to be constructed on this Avenue in the near future.

The installation of an 8-inch water main is required at the following location to provide water service for the new home and future fire protection for the block.

<u>Avenue</u>	<u>From</u>	<u>To</u>	<u>Estimated Cost</u>
W. 75th Avenue	Angus Drive	930' W. of Angus Drive	\$14,000

I RECOMMEND that the installation of the 8-inch water main be approved and that \$14,000 be appropriated from the 1973 Capital Budget 'Provisions for Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

FINANCE MATTERSRECOMMENDATION1. Social Allowance - Christmas Bonus

The Director of Welfare and Rehabilitation reports as follows:

"The Honourable Norman Levi, Minister of Human Resources, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December 1973.

The amount of the Christmas Bonus is \$20.00 for each head of a family and \$10.00 for each single person. This is the same rate as in 1972, and will be shared 85% by the Province and 15% by the Municipalities on a per capita basis.

Recommended that payment of this Bonus be approved."

Your Board RECOMMENDS the foregoing report of the Director of Welfare and Rehabilitation be adopted.

RECOMMENDATION AND CONSIDERATION2. Additional Constables - Granville Mall

The following letter has been received from the Secretary of the Board of Police Commissioners:

"I wish to advise you of the following resolution passed by the Board of Police Commissioners at the meeting of November 8th, 1973:

'The Chief Constable advised that the Granville Mall Committee had recommended that an additional 8 Constables be engaged for assignment to the Mall area, effective July 1, 1974. He said in order for trained men to be available by that date they should be engaged effective December 1, 1973. He added that the number of additional men required for police duties in the new Provincial Courts Building should also commence training December 1, 1973.

Moved:

THAT City Council be requested to consider approving an increase in the authorized establishment of the Force of 8 additional Constables for policing the Granville Mall area plus the additional Constables required for police duties in the new Provincial Courts Building, effective December 1, 1973.'

- Carried."

If the 8 additional Constables requested in the Board of Police Commissioners' resolution are approved by Council, your Board RECOMMEND that the source of funds for 1973 be determined by the Director of Finance.

Your Board note that the additional Constables required for police duties in the new Provincial Courts Building was the subject of a motion of Council on November 20, 1973.

INFORMATION3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

60 H.P. Motor Graders
Front End Loaders
Pneumatic Tools
Passenger Cars
Hand Shovels
Data Processing Continuous Forms
Lawn Tractors
De-Icing Salt
Chocolate covered candies for Q. E. Theatre
Truck Mounted Aerial Ladders
Police Motorcycles
Street Lighting Luminaires
Trucks & Truck Chassis
Scientific & Laboratory Equipment

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's information.

CONSIDERATION4. Advance Approval re Park Board Community
Service Centre Capital Funds

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation has submitted the following resolution:

'RESOLVED: That the Board request City Council to give advance approval of \$25,000 of the Board's 1974 Five Year Plan Community Services Centre funds so we may proceed with essential outside lighting and other security installations at a number of our community recreation complexes to help alleviate vandalism, break-ins, burglaries, fires, etc.

- Carried'.....

The capital funds required are available in the Park Board Community Service Centre Five Year Plan Funds."

Your Board submits to Council for Consideration:

Advance approval of \$25,000 of Parks Board Community Services Centre capital funds to carry out the indicated lighting and security installations at certain community centre complexes.

RECOMMENDATION

5. Purchase of Equipment
LIP X1172 - City Information Works

The Director of Social Planning reports: ..

"LIP Project X1172 entitled City Information Works ends on November 30, 1973. (A new project commencing December 1st has been approved by Council and we have reasonable assurance it will be approved by the Senior Governments.)

The estimated City share of costs to November 30th for Project X1172 is \$8,500.00, against which the City has approved \$15,427.00, leaving a balance of approximately \$6,900.00 to be returned to the City's Revenue Budget.

The Program required the purchase of certain pieces of equipment that will also be used in the new Program. There is also one major piece of equipment that should be purchased in order to carry out the work quickly and in a more efficient way. According to Senior Government regulations, equipment that does not form part of the finished product and is included in the cost sharing would be disposed of and any credit accruing would be returned to the Senior Government.

However, in this Project there are sufficient non-equipment expenditures to receive the government sharing and sufficient City funds to provide for the equipment purchased. This Department would recommend that the following pieces of equipment be retained by the City:

2 Slide Projectors	\$ 529.11
1 Dissolve Unit	251.37
1 Sound Projector	675.67
1 Screen	67.95
1 Camera	204.07
1 Typewriter	450.00
	<hr/>
	\$2,178.17
	<hr/>

In addition, the use of a "compositor" is urgently required at an estimated cost of \$5,800.00 and would recommend that it be purchased out of the balance of the unexpended City share of \$6,900.00.

The composer is required because it will give us speed, flexibility and a lower cost in providing graphic materials for various Departments and civic needs, such as the recent plebiscite brochure and ads, as well as Granville Mall information, False Creek Program and many other projects currently under consideration. Until now, we have been borrowing the use of this equipment from the Indian Voice and it is no longer easily available to us as their work load has increased. We estimate the savings to be from three to six hundred dollars per month on production, which would amortize the entire cost by the end of the year.

cont'd

Clause No. 5 (cont'd)

It is therefore recommended that:

- A. The seven pieces of equipment purchased at a cost of \$2,178.17 be retained by the City for use in the Social Planning Department.
- B. The purchase of the "compositor" be approved at an estimated cost of \$5,800.00, subject to final approval of the LIP project, and the necessary funds be provided from the unexpended balance of the City's share of LIP Project X1172 - City Information Works."

Your Board RECOMMENDS approval of the foregoing recommendations of the Director of Social Planning.

6. New Computer System

Your Board has received the following report from the Director of Finance:

"For approximately the past year the Co-ordinator of Data Processing & Systems and his staff have been examining the computer requirements of the City with a view to assessing our expanded requirements for existing work (as the present computer system is overloaded) and our requirements for the future. This review became a full scale selection process when Council approved twice yearly tax billing, as this change not only will produce over \$1,500,000 in additional revenue for the City each year, it requires a major expansion in the computer system. The additional staff costs and computer equipment were earlier estimated to cost approximately \$150,000 per year. The actual costs attributable to the twice yearly tax billing are only a fraction of the \$150,000 but it is that initial jump to a computer system capable of handling the twice yearly tax billing that is so difficult to justify unless a major cost saving or revenue increase is forthcoming.

The computer system recommended, and in fact all of the systems examined, take the City to the next level of computer complexity and sophistication of use. As further operating application systems (Accounting, Stores, Engineering, Assessment, Planning, etc.) are redesigned or designed to take advantage of the greatly increased computer capabilities, they will absorb their share of the increased costs. However, in the initial instance the justification for spending an additional approximate \$150,000 per year has to be on the basis of the additional \$1,500,000 in revenue that will be produced. Theoretically, we could do the work with something less but in my opinion we could not practically do so, and it is my opinion that the level of service to the taxpayers would be unacceptable.

The Co-ordinator of Data Processing and Systems and his staff have examined the computer systems available from IBM (our present main supplier), Honeywell, Xerox and Univac. Their choice, after very extensive review of equipment (hardware), control and assistance computer programs (software), maintenance capability, systems engineering assistance, and backup capability, is the Honeywell 6040 System.

I have personally spent a great deal of time with IBM and Xerox representatives, after we announced our preliminary preference for Honeywell, for the express purpose of assuring that they received an absolutely fair hearing, and to give them an opportunity to make whatever critical comments they wished and present their positive position.

It was also my responsibility to evaluate 'supplier stability risk' recognizing that both G.E. and R.C.A. removed themselves from the computer business because of the immense capital investment requirements and length of time before attaining a profit position.

In evaluating the immensely complex decision elements that enter into a computer selection process, it is impossible to make a perfect choice decision, and in point of fact, such a decision probably does not exist. The objective has to be to try to make the decision that has the highest probability of success. We believe we have done this.

cont'd

Clause No. 6 (cont'd)

We could take another six months and possibly fine tune the decision a little more, possibly resulting in choosing the supplier who is presently the second choice, as the difference is relatively slight. Such a delay would cost us \$1,500,000, or somewhat more than the total capital value of the new computer system, because we would not be able to implement the twice yearly tax billing in 1975. As it is, we are going to have to push very hard to be ready.

IBM is of the opinion that we are taking too big a step. They would prefer to see us stage our growth to the larger system. This idea has some merit from IBM's point of view but we do not consider it to be either necessary or desirable, and it would be more costly. IBM's price competitive situation also leads them to suggest staged growth.

The point also arises that, by buying the equipment over a seven year period, we also lock ourselves into a situation whereby it is more difficult to take advantage of technological change. However, the important question is whether or not the equipment we intend to buy can do the work the City needs to do over the seven year period, with perhaps modest expansion of the equipment. It is my opinion that the City cannot continually change its equipment to take advantage of technological change because it would be too costly and would provide little benefit. Our objective is to do the work that has to be done and to obtain the equipment that can do that work at a reasonable price. It should be pointed out that the monthly payment for purchasing the recommended equipment, over a seven year period, is approximately \$14,000 per month less than the normal lease price. Also, at the end of seven years we own the equipment, which, depending on what the City desires to do at that time, could mean a very large saving.

Taking into account every factor which my staff could reasonably do, and after review of the recommendations by myself, and further review of the written and verbal submissions from IBM and Xerox Corporation we are recommending that the City enter into a contract with Honeywell for the purchase of a 6040 computer system. This also happens to be the lowest cost alternative of the four comparative computer systems that in our judgment meet the needs of the City.

Costs

We expect to be able to return the existing rented equipment to the respective suppliers in approximately November of 1974. We will also dispose of our purchased IBM equipment and apply the proceeds (estimated at approximately \$60,000) towards the one time costs. If the conversion work is delayed we might have to keep the existing equipment for an additional short period.

The detailed cost figures are included in the technical report available to members of Council from the City Clerk's Office.

The least cost to the City on a net present value basis is a purchase plan that has lower monthly payments in the early stages of the contract and a final payment on October 31, 1981 of \$117,784.

For comparative purposes monthly equipment costs are shown for December of the appropriate years.

<u>December</u>			<u>Monthly Increase Over Present</u>
1973	existing computer system	\$13,000	
1974	new computer system	19,482	\$ 6,482
1975	auxiliary machine deleted	18,970	5,970
1976/80	changes Nov. 1/76	25,790	12,790
1981	system paid for	3,800	9,200 less

We are also recommending the addition of three programmers, necessary as a result of the greatly increased complexity of the control programs used with the new computer, and of the more difficult programming required for jobs such as tax billing. The cost of these three positions, in 1973 dollars, and subject to classification by the Director of Personnel Services, is approximately \$38,250 per year. We are also recommending that two staff members attend the Honeywell User Group meetings, at an annual cost of approximately \$2,000.

cont'd

Clause No. 6 (cont'd)

In summary the total additional annual operating costs, compared to 1973 costs are

1974	\$52,181
1975	115,986
1976	125,250
1977-80	193,730
1981	(40,000)(savings depend on the residual value of the computer)

In the period 1977-80 it is recognized that the costs exceed the earlier estimate of \$150,000 which was reported to Council in the twice yearly tax billing report. However, as pointed out earlier in this report, much of these costs will be properly absorbed by other functions.

One time costs of approximately \$57,722 are also dealt with in the detail recommendations.

Further one time and continuing operating costs are still to be determined for the twice yearly tax billing, being the computer terminals in the Tax Office, plus the equipment for immediate input of the tax payment data into the computer plus possible staff changes. These costs are expected to be reasonable.

Summary

The Honeywell 6040 is the computer recommended to satisfy the City's computing requirements. In our judgment, the 6040 computer with its expansion capability will meet the City's needs for the next seven years, and for this reason the machine should be purchased, not leased.

Recommendations

It is recommended that:

- A. A Honeywell 6040 Computer System be purchased, with monthly installment payments being made over a seven year period, commencing November 1, 1974. The first twenty-four payments are \$16,083 per month plus \$650 provincial sales tax. The last sixty monthly payments are \$23,583 plus \$1,030/mo. provincial sales tax. The final payment at the end of the seven years is \$117,784 plus \$5,889.70 provincial sales tax.

The specific equipment to be ordered is:

<u>Quantity</u>	<u>Model</u>	<u>Description</u>
1	CS6044	Central Processor
1	IC6000	Scratch Pad Memory
1	C08030	Master Console
1	GC6000	Power Sequencer
1	MG8030	Motor Generator
1	CRZ301	Card Reader
1	PRT303	Printer
1	PTC308	Print Train
1	URC001	Unit Record Control
1	MTC501	Tape Control
4	MTH502	9 Channel (800/1600 BPI) Tape Drives
1	DSS190	Disc Control and two Disc Drives
2	DSU190	Disc Drives
1	DN305	Communications Controller
1	8020	Operator's Console

- B. Provision be made for a maximum 6% annual increase in maintenance costs.
- C. The City purchase six programming terminals at an approximate cost of \$12,700 plus \$635 provincial sales tax.
- D. The City purchase seven Honeywell modem bypasses at a cost of \$2,322 plus \$116 P.S.T. plus \$56 per month maintenance starting March 1, 1974.
- E. The City purchase 14 Honeywell disk packs at an approximate cost of \$10,950 plus \$550 P.S.T.

cont 'd

Clause No. 6 (cont'd)

- F. The Technical Specialist and Computer Operations Supervisor each attend training courses at the Honeywell Manufacturing Plant in Phoenix, Arizona at an estimated total cost of \$1,650 plus 10 days' leave with pay for each.
- G. The amount of \$24,800 be budgeted for maintenance on the Honeywell 6040 from March 1, 1974 to October 31, 1974.
- H. A Honeywell CPZ300 card punch be leased for eighteen months, starting March 1, 1974 at a monthly cost of \$488 plus \$24 sales tax.
- I. The City lease a modem communications device from B.C. Tel at a monthly cost of \$30, starting March 1, 1974.
- J. A Honeywell PRT303, printer, PTC308 print train and DSU190 disc drive be purchased and paid for in 84 equal monthly payments of \$1,748 plus \$88 P.S.T. starting December 1, 1974.
- K. The City contract for weekend maintenance of the Honeywell 6040, at a monthly cost of \$310, starting November 1, 1974.
- L. The estimated transportation of equipment costs amounting to approximately \$4,000 be approved.
- M. Two new Programmer II positions be created in the Data Processing and Systems Division effective January 1, 1974.
- N. One new position, provisionally classified as Technical Specialist pay grade 28, be created in the Data Processing and Systems Division effective January 1, 1974, and that the Director of Personnel Services be asked to classify the position.
- O. The costs for 1974 be approved in advance of 1974 Budget approval.
- P. The Mayor and City Clerk be authorized to sign the necessary contracts after they have been approved by the Corporation Counsel."

Your Board recommends approval of the recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 434, 446

Board of Administration, November 23, 1973 . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Additional Typing and Clerical Assistance for the
Department of Permits & Licenses

The Director of Permits and Licenses reports as follows:

"During the past year, several studies have been conducted involving the supervisory and technical functions of the department. Additional staff have been added in these areas to relieve the backlog and increased workload. However, no additional typing and intermediate level clerical staff have been included in the additional staff to assist in the support of the technical staff.

I now find that we are having difficulty in maintaining a reasonable standard of work in the typing and clerical fields due to the increased workload, additional technical staff, and because of days lost through illness.

In 1972 and 1973, there was an average of 82% of one clerical employee's time lost due to illness. Absenteeism occurred as follows:

1972	-	266	sick days lost
1973	-	<u>163</u>	sick days lost - extended to December 31st
Total	-	$\frac{429}{2}$	= 214 average days lost or 82%.

Some of this absenteeism occurred in critical areas where the public are served, and the functions are relatively complex such as the three Electrical, Gas, Plumbing, Sign and Oil Burner Permit Stations and the two Inspection and General Inquiry Stations. Since inexperienced temporary help cannot relieve in these specialized areas, regular staff have been used whenever possible or the present staff have endeavoured to cover the urgent work of the vacant station. As a result, there has been a lowering of service to the public.

In addition, there is frequently a backlog of Electrical, Sign, Plumbing, Gas and Oil Burner Permits and additional assistance is not available in the department to bring this work up to date. There is presently a backlog of Electrical Permits.

Due to the large number of clerical positions in the department, there is a continuing staff turnover; a large amount due to internal staff promotion. This, coupled with the attendant delays in filling vacancies, creates further problems.

There is a vacant Clerk Stenographer II position on our establishment. This position was not filled as Council approved the use of an I.B.M. Mag Card Selectric Typewriter for this department on September 21st, 1971, which increased productivity sufficiently in the typing area to cover the employees' duties. Although this situation still prevails, I now request authority to fill this position at the Clerk Typist II level and to use the incumbent as a "Pool" employee to cover illness and work backlog. I propose to have the employee trained particularly for the critical areas such as the permit issuing and inquiry stations, so that illness relief will be readily available when required.

This report has been discussed with the Business Agent, V.M.R.E.U., who concurs herein.

cont'd

Clause No. 1 (cont'd)

The Director of Permits and Licenses therefore recommends that:

- (1) Authorization be given to fill a vacant Clerk Stenographer II position at the Clerk Typist II level, subject to reclassification of the position by the Director of Personnel Services.
- (2) The position be used as a "Pool" employee to cover illness and work overload in the department.
- (3) The Director of Personnel Services be authorized to classify the position, as outlined in (1) above.

No additional funds for salary or fringe benefits in 1973 or furniture and equipment is required."

YOUR BOARD RECOMMENDS that the above report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 447

Board of Administration, November 23, 1973 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Park Site #10 - Mount Pleasant
404 East 7th Avenue

The Supervisor of Property and Insurance reports as follows:

"404 East 7th Avenue, legally described as North 63.25 feet of Lot A, West half of Block 104, District Lot 264A, known as 404 East 7th Avenue, forms part of Park Site #10, which is listed under Table I of Park Sites Purchase Program 1971-1975 confirmed by City Council on December 15, 1970. It is noted that this property is one of four remaining properties to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

These premises comprise a 2-storey frame dwelling, plus a full basement with a main floor area of approximately 1,175 square feet, erected in 1908 on a lot 63.3' x 79.3', zoned R.M.-3. The dwelling contains 14 rooms, (divided into eight rental units), 14 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. This dwelling has been renovated and is in good condition for age and type. The owners occupy a suite and the rest of the units are occupied by tenants on a month-to-month basis.

Following negotiations with the owners, they are prepared to sell for the sum of \$65,000.00 subject to the following conditions:-

1. The sum of \$10,000.00 to be advanced upon delivery of a registrable Deed.
2. Balance of \$55,000.00 to be payable on sale date which is to remain open to March 31, 1974, at the latest.

This settlement price is considered to be realistic, is confirmed by independent appraisals, and is endorsed by the City Solicitor; also, the Parks Superintendent concurs in the purchase of this property. It is proposed to demolish the dwelling when vacant.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$65,000.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Amendments to Leases - That portion of Kent Avenue South, between Fraser and Chester Streets, also Kent Avenue South, between Chester and Ross Streets

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver now lease to Weldwood of Canada Sales Limited, all that portion of Kent Avenue South, between Fraser and Ross Streets under two separate agreements to expire on April 9, 1979, subject to ninety days notice of cancellation, if required for

Cont'd

Board of Administration, November 23, 1973 (PROPERTIES - 2)

Clause 2 cont'd

Municipal purposes. Both leases to be used for access and parking purposes only.

To facilitate changes in their operation, Weldwood now propose to install two new spur lines to service their property with a loading ramp situated on each lease portion. In order to do so, they require an amendment to the existing leases to allow loading and unloading and construction of platforms to facilitate same. The City Engineer concurs with the lessee's request for the placement of platforms on the lease area and also a change in use to allow loading and unloading.

RECOMMENDED that the subject leases be amended to allow for the placement of a loading platform on each area and also the change in use to allow loading and unloading. The amendments to be in a form satisfactory to the Corporation Counsel."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

INFORMATION

3. Demolitions

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City to Pay</u>	<u>Code No.</u>
370 & 378 East 7th Ave., E. 33' of 2 and E. 1/2 of 3, Block 41, D.L. 200A	Park Site #10	John Bulych	\$1,275.00	4189/
942 & 950 McLean Drive N. 1/2 of S. 1/2 of Lots 10-12, Block 25, D.L. 264A and E. of Lots 10-12, Block 25, D.L. 264A	Britannia Community Services Centre	Johnston & McKinnon Demolitions Ltd.	\$1,825.00	5830/428
1175-85 Woodland Drive, C & D of Lots 4-6, Blk. 40, D.L. 264A	Britannia Community Services Centre	Frank L. Gormley	\$1,235.00	5830/428
382 East 7th Ave. & 2340 Brunswick St., Lot 4, Blk. 41, D.L. 200A & A of Lots 7 & 8, Blk. 41, D.L. 200A	Park Site #10	Able Demolition & Trucking Contractors Ltd.	\$1,620.00	4189/
377 & 379-81 & 385 East 8th Ave. & 368 East 7th Ave., Lots 5 & 6, Blk. 41, D.L. 200A & 1 amd., Blk. 41, D.L. 200A	Park Site #10	Phil Blackhall	\$2,115.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 447.....

BUILDING AND PLANNING MATTERS

RECOMMENDATION &
CONSIDERATION

1. Interim Zoning in Kitsilano Area

The Director of Planning and Civic Development reports as follows:

"City Council, on October 30, 1973, adopted the following resolution:

'THAT the representations from the delegation be received and the Council reaffirm its previous action to proceed with dispatch with the neighbourhood planning process and, FURTHER THAT recommendation (a) in the brief respecting rezoning to RM-3A, multiple dwelling district, be referred to the Director of Planning and Civic Development for advice as to whether this proposal is an appropriate "withholding" action.

CARRIED UNANIMOUSLY'

Recommendation (a) is:

'THAT the Council instruct the Director of Planning and Civic Development to apply for rezoning of the RM-3 area of Kitsilano to RM-3A multiple dwelling district.'

A. PRESENT ZONE FOR MEDIUM DENSITY MULTIPLE DEVELOPMENT IN KITSILANO AREA

Approximately 160 acres in the Kitsilano area are presently zoned for medium density multiple use. The greater part of this zoning lies north of Broadway extending west from approximately Burrard to Vine Street, between Broadway and 4th Avenue; and to Larch Street north of 4th Avenue. There is some further medium density multiple zoning on both frontages of 4th Avenue between Bayswater and Collingwood Streets and on Broadway between Collingwood and Dunbar Streets. There is also medium density multiple on both sides of Alma Street between 5th and 8th Avenues. Approximately 96 acres of this zoning are developed with apartment buildings.

This zoning is shown on the map, which is circulated for Council's information.

B. NEED FOR AN INTERIM ZONING

City Council has instructed the Director of Planning and Civic Development to initiate the Neighbourhood Planning Programme in Kitsilano at once. Planning Department staff is continuously meeting with community groups to discuss the planning process. Reaction has been positive and there appears to be a strong desire to participate in the planning of Kitsilano. However, concern has been expressed that if additional high-rise buildings occur within Kitsilano, then future community options may be closed and the local area planning process may be ineffective.

The Director of Planning concurs that a local area planning programme should allow the residents of a community to help determine the future form of their environment. High-rise buildings can provide a high quality of housing for certain groups of the population. However, high-rise buildings can be particularly disruptive if the community does not accept them and they become scattered throughout the community in a random pattern. The present zoning of Kitsilano would allow high-rise apartments to be scattered over a large area. Possible future recommendations of the local area plan to reduce the heights in these areas would be ineffective and too late if high-rise development occurred during the preparation of the plan. Because of this, it is believed desirable to place a height limitation on a large part of the Kitsilano apartment area until the proper locations for high-rise buildings are determined.

cont'd....

Clause No. 1 continuedC. ZONING CHANGES IN 1972

Following expressions of concern regarding a proposed high-rise apartment building on the south side of Cornwall Avenue between Yew and Vine Streets, the Director of Planning on February 22, 1972 was instructed by Council to report urgently on the possibility of limiting the height of buildings in the northern part of Kitsilano. In the limited time available, the most practical course was to create a new medium density multiple dwelling district schedule to include the uses now permitted in the RM-3 District, but with regulations controlling the maximum height to 35' (with possibility of increase to 40' in certain circumstances). The maximum permitted height in the RM-3 District is 120'.

The area covered by this new zoning was defined having regard to criteria, including:

- (1) Desirability of siting high buildings on crests of hills with lower buildings on the slopes; -
- (2) Maximum opportunity for views towards the beach, Stanley Park, West End, North Shore and Downtown skyline for existing apartments;
- (3) Depth (from north to south) of the area where high-rise apartments would be permitted to be generally no greater than two to three blocks to preserve view corridors between buildings;
- (4) Concentration of the area where high-rises would be permitted close to commercial zoning.

Approximately 19 blocks were recommended for rezoning to RM-3A. The amending By-Law was adopted on June 6, 1972. This was on an interim basis until a local planning programme was established.

D. PLANNING DEPARTMENT SUGGESTION OF AUGUST 24, 1973

A report of the above date in relation to a development permit application for a Senior Citizens' high-rise apartment building at 2229 Maple Street included a suggestion for Council's consideration to provide interim control of height of apartment buildings pending completion of a local area plan for Kitsilano, by applying RM-3A zoning, to part of the area now zoned RM-3, between 4th Avenue and Broadway, Burrard and Vine Streets. This would have left in RM-3 zoning the area north of 4th Avenue and the smaller areas on 4th Avenue, Broadway, and Dunbar Street. This suggestion was not, however, dealt with when the report was before Council on September 11, 1973.

E. APPROPRIATENESS OF RM-3A ZONING AS AN INTERIM CONTROL

The existing RM-3A District Schedule, which is similar to the other RM Schedules, is readily understood and would be an appropriate measure for zoning control pending completion of a local area plan. As indicated earlier, this permits the typical three-storey apartment building, which is the most common form of development in medium density multiple districts. Although it has been suggested that the design of many of the three-storey apartments is undistinguished, to attempt to refine the RM-3A Schedule to encourage a different form of design would only delay the task of reviewing the zoning of the area as part of the area plan.

F. AREA TO BE CONSIDERED FOR RM-3A ZONING

The limited study which was possible prior to the 1972 zoning change, and subsequent review, suggest that one of the principal concerns is the extent of the area in which high-rise buildings may be permitted. Smaller areas located with regard to the design criteria listed earlier might be generally accepted in a community, as opposed to the large areas now zoned. This, however, cannot be determined in advance of analysis and discussion through the local area planning process.

At the same time, it may be questioned whether there should be complete elimination of any high-rise zoning in Kitsilano during the plan preparation process, which is bound to be time-consuming. Such elimination might discourage some desirable high-rise buildings which could provide a net increase in housing units.

Clause No. 1 continued

The recommendation which follows, therefore, would retain part of the present RM-3 zoning, north of 4th Avenue, where some high-rise buildings exist, to allow some opportunity for this form of development to continue. This area covers 8½ blocks and represents approximately 30% of the area of land in Kitsilano zoned for medium density multiple dwellings. Approximately 65% of this smaller area is developed with apartment buildings. This area is outlined with a heavy black line on the map referred to in Section 1.

G. RECOMMENDATION

It is RECOMMENDED that the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue) except the lands bounded by 4th Avenue, Yew Street, First Avenue, Balsam Street, York Avenue and Larch Street."

DELEGATION APPEARING: West Broadway Citizens Committee

FOR COUNCIL ACTION SEE PAGE(S) 443

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 8, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

COMMITTEE CLERK: M. Kinsella

The Minutes of the meeting of October 25, 1973 were adopted.

RECOMMENDATION AND INFORMATION1. Co-Ordination of Day Care

The Committee on October 4, 1973 resolved that day care facilities within the City of Vancouver be a consideration of the Standing Committee on Social Services and that Alderman Marzari prepare for the Committee a draft report on day care needs within the City of Vancouver.

Alderman Marzari today submitted to the Committee a report on day care in Vancouver. The report, which is attached, deals mainly with day care needs for children from 18 months to 5 years of age and put forward some of the ways by which advantage can be taken of the Provincial Government's policy of offering up to \$20,000.00 for capital costs to parent groups wishing to set up child care facilities for children in this age group. The report sets forth priority areas for day care based mainly on the number of single parent families residing in an area. It also suggests that the West End be looked at as a special case because of the lack of available City-owned land. Apart from the West End, areas with the highest percentage of single parent families are Fairview, Mt. Pleasant, Kitsilano, Strathcona, Central Business District and Woodland/Grandview. The report concludes with the following recommendations, which your Committee endorses:

- "1. It is recommended that Council instruct the Property & Insurance Department to inventory City-owned property in the priority areas as follows: Hastings/Sunrise, Kensington, Mount Pleasant, Kitsilano, Sunset, Marpole, Fraserview, Strathcona, Woodland/Grandview, Renfrew and Dunbar/West Point Grey;
2. That preference be given to those lots which:
 - a) border on park land
 - b) are close to bus routes
 - c) are double lots (so that more than one centre may be placed on one piece of land)
 - d) are corner properties (to minimize interference with neighbours);

cont'd

Clause No. 1 (cont'd)

3. That particular preference be given to these parcels of land presently being requested by groups in Kitsilano and Mount Pleasant (see attached letters).
4. That leasing arrangements at a nominal fee of \$1 a year be negotiated through the Day Care Information Centre on a year-to-year basis for the use of these lots."

The Committee discussed the two specific requests before it for land for day care centres.

A. Mt. Pleasant

The Mount Pleasant Information Centre Child Care Co-ordinator has expressed interest in City-owned land situated on Lots 9 - 12, Block 109, D.L. 264A, corner of Windsor and Seventh Avenue for use for day care. The Supervisor of Property and Insurance advised that this site is currently reserved for senior citizen housing. However he stated that he would look into the matter with a view to determining whether this land could be leased for up to two years for use as day care.

In addition, the representative of the Mount Pleasant Parent Group present at the meeting advised that for some time now they have been trying to establish in General Wolfe Elementary School a day care centre for kindergarten and grade 1 children. They are encountering a problem with Community Care Facilities Licensing Board, who are requesting that an area of the school yard equivalent to 65 sq.ft. per child be fenced off from the rest of the school ground for the use of the centre. Because of this requirement, the group has not yet filed an application with the Community Care Facilities Licensing Board. Mr. MacDonald, representing the C.C.F.L., indicated that this matter is presently before the Board in Victoria and he is awaiting a decision. Your Committee suggested that the group proceed with the filing of their application and offered to act as an expeditor if any problems are encountered.

RESOLVED that the Supervisor of Property & Insurance report back to the Committee as quickly as possible on current plans for the City-owned lands, Lots 9 - 12, Block 109, D.L. 264A, corner of Windsor and Seventh Avenue, this report to include details of any possible fiats on this land, as well as the possibility of this land being leased for at least a two year period for use for day care.

B. Kitsilano

The Kitsilano Area Child Care Society expressed an interest in using the City-owned land situated on Lots 11 - 14, Block 265, corner of Maple and Sixth Avenue for a child care centre. The Deputy Supervisor of Property & Insurance reported that this land is being held by the City for possible use in 1975 for the Arbutus-Burrard Connector

cont'd

Clause No. 1 (cont'd)

- D. That Council authorize the Standing Committee on Social Services to investigate the possibility of the City, in co-operation with the Federal-Provincial partnership, purchasing land for day care use;
- E. That Council authorize the Standing Committee on Social Services to investigate means by which day care facilities could be used as part of a bonus system with respect to developments in multiple family dwelling areas.

Mr. Murphy agreed to take back to the senior officials of the Day Care Information Centre the suggestion that they enter into agreement with the City to lease City-owned land at \$1.00 a year and allocating this land to the appropriate groups with a decision on the ages of the children to be served. He further agreed to append to Alderman Marzari's report all applicable day care regulations and guidelines in order to provide a comprehensive guide for the establishment of day care facilities in the City.

* NOTE: Re Recommendation A, there being no quorum present when this recommendation was passed, Aldermen Rankin and Marzari submit this recommendation for the consideration of Council.

The meeting adjourned at approximately 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 437

Clause No. 1 (cont'd)

RESOLVED that the Supervisor of Property & Insurance report back to the Committee as quickly as possible on current plans for the City-owned lands, Lots 11 - 14, Block 265, corner of Maple and Sixth Avenue, this report to include details of any possible flats on this land, as well as the possibility of this land being leased for at least a two year period for use as day care. Further, that the Supervisor of Property & Insurance also report on any other suitable City-owned lands in the Kitsilano area.

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Alderman Linnell left the meeting at 1:55 p.m. and Alderman Hardwick joined the meeting at 2:00 p.m.

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Mr. P. Murphy, Day Care Information Centre, stated that the Provincial Government is willing to supply to groups wishing to establish day care centres pre-fabricated buildings and staff supervising day care centres. It would, however, be necessary for the City and/or the group to provide the land, servicing, etc. In this regard, Mr. Murphy mentioned that the Provincial Government has ordered a number of pre-fab units from Chimo Engineering, these units will be a standard 33' x 40' in size. One of the problems being encountered by the Day Care Information Centre is the delay in obtaining the necessary permits for using these pre-fabs as day care centres. He requested the Committee's assistance in expediting approval of any necessary City permits required for day care centres using pre-fabs. The representative of the Community Care Facilities Licensing requested that plans of the pre-fabs be submitted to them also for information.

Following further discussion, your Committee

RECOMMENDS

- * A. That Council instruct the Director of Permits & Licenses to contact Chimo Engineering to arrange inspection of the portable structures to determine conformity with the relevant City of Vancouver By-laws for a report back to the Committee as soon as possible on areas of non-compliance with said By-laws and possible methods of expediting issuance of the necessary permits to permit early use of these portables for day care centres;
- B. That Council instruct the Supervisor of Property and Insurance to prepare for the Committee's consideration a list of approximately 30 - 40 City-owned sites which might be suitable for day care, particularly in those priority areas listed in Alderman Marzar's report. The Supervisor of Property & Insurance to also prepare for the Committee's consideration a list of available City-owned sites on which there is a fiat, e.g. land being held for senior citizen's housing, Arbutus-Burrard Connector, etc. which could be used for day care for a period of two years or more;
- C. That Council request the Day Care Information Centre and the Ad Hoc Committee on Day Care to undertake inspections of possible suitable City-owned sites in those areas of the City where a community group has not yet been established;

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 15, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 10:30 a.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Linnell and Marzari

ALSO PRESENT: Mr. R. King, Vice-Principal, Killarney Secondary School
Mr. J. Whyte, Counsellor, Killarney Secondary School
Mr. W. Price, Centre Director, Killarney Recreation Centre
S/Sgt. D. Westover, Vancouver Police Dept., Youth Prevention Squad
Sgt. M. Beattie, Vancouver Police Dept., Crime Prevention
Staff Insp. T. Herdman, Vancouver Police Department, Patrol Division
Commissioner M. Brown, Parks Board
Mr. L. Ryan, Parks Board
Mr. S. Apfelbaum, Children's Aid Society, Community Worker
Ms. S. Andersen, Resident in Orchard Park
Mrs. B. Fenwick, Vancouver School Board Trustee (Killarney Liaison)
Ms. C. Teply, B.C. Housing Management Commission, Tenant Relations
Mr. S. Craven, B.C. Housing Management Commission, Operations Manager
Mr. G. Reynolds, B.C. Housing Management Commission, Area Manager
Mrs. F. Huot, Vancouver & District Public Housing Tenants Association
Mr. R. Morris, Vancouver Probation Services
Mrs. M. Epstein, Department of Human Resources,
Mr. D. Butler, Department of Human Resources

COMMITTEE CLERK: M. Kinsella

INFORMATION

1. Community Resources Required in the Orchard Park-Killarney Area

This meeting was called to discuss ways and means of dealing with the growing problem of vandalism in the Killarney area, and in particular, the Orchard Park Public housing project.

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Clause No. 1 (cont'd)

The Director of Social Planning submitted a report which formed the basis of the discussion. Mr. D. Purdy, Social Planner, spoke to the report. He stated that Orchard Park is situated some distance from the Killarney Community Centre and, since the Orchard Park Activity Hall was heavily damaged by fire, the youth from the housing project and the surrounding area do not have any convenient recreation facility. Consequently, they loiter in the halls of the apartment buildings where walls have been kicked in, windows broken, and residents harassed. In addition to the vandalism to family homes in the Orchard Park-Killarney area, the Community Centre and the Secondary School have both been damaged by vandalism. Cars have been heavily damaged while in the parking lot of the Community and young people have been involved in battles and threats of violence to residents in the area.

Commissioner May Brown of the Parks Board agreed that the facilities offered by the Killarney Community Centre are inadequate. One of the problems is that the Ice Rink, Swimming Pool and the general recreation facilities are operated as three separate units because of the current administrative procedures. However, the Parks Board is currently reviewing this and this situation should be remedied in the near future. Commissioner Brown stated that one of the biggest obstacles to improving the programmes offered at the Centre is lack of adequate staff. At present, the Centre is staffed by a Director, Assistant Director, Secretary and janitorial staff, plus some part-time workers. The Director of the Community Centre opined that to provide the programmes needed in the area, one additional full-time staff member would be required to work with youth, as well as one full-time staff person for the senior citizen's programme.

A representative of the Fraserview-Killarney Area Council stated that the Council is currently offering a family night programme. This programme is completely unstructured and has been most successful. It was suggested that the Community Centre staff consider offering a similar programme.

A representative of the B. C. Housing Management Commission indicated that the vandalism at Orchard Park is of great concern to them. They have, in fact, hired a security service to police the apartment buildings in an effort to prevent further vandalism. The current budget for security services for all public housing projects in Vancouver is \$10,000.00 and an amount of \$20,000.00 for this service has been budgeted for 1974. The representative stated that the problem at Orchard Park centres around 10 - 20 youth aged 15 - 18 years of age, half of whom come from the area surrounding Orchard Park.

Mrs. Huot, Vancouver & District Public Housing Tenant's Assoc., asked why the B.C.H.M.C. kept the recreation rooms at Orchard Park locked with the keys unavailable to the tenants. In response to this, the B.C.H.M.C. representative advised that usually recreation rooms are only locked at the request of the residents in order to prevent vandalism. There was agreement that activities in the recreation rooms need to be improved and expanded to include family and organized programmes, however, any programmes offered would need to be supervised.

A number of those present at the meeting expressed the view that there is a lack of co-ordination of existing agencies in the area. There is also a need for a detached worker to motivate youth to participate in programmes offered through the community

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Clause No. 1 (cont'd)

Centre and other existing agencies. The consensus was that there is a great deal of unnecessary time spent meeting with agencies in an attempt to co-ordinate agencies.

In response to questions from the Committee, a representative of the Killarney Secondary School advised that they currently have an enrolment of approximately 2100. There has been a tremendous increase in enrolment this year, especially from the Champlain Heights area. There are six student counsellors on staff who counsel the 2100 students. Mr. Whyte, Counsellor at the school, suggested that it might be better if a counsellor were assigned to a small group of youth with specific problems as these youth have need of concentrated counselling, preferably on a one-to-one basis.

Inspector Herdman reported that there are a number of parks in the City with serious youth problems. Groups involved are usually small in number -- 10 to 15. He cited the Cedar Cottage-Kensington programme as an excellent example of effective handling of this problem.

Your Committee agreed to treat the report of the Director of Social Planning as a draft report at this time and not make any specific recommendation on this matter.

Your Committee discussed the difficulty in achieving citizen participation in discussions on these problems. Mrs. Huot suggested that the Committee members meet with representatives of the various public housing projects in the City, preferably on site. The Chairman requested that Mrs. Huot arrange a series of meetings for the Committee at the different projects to provide residents an opportunity of discussing their problems with the Committee, and that the first meeting be arranged at Orchard Park.

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Alderman Marzari left the meeting at 12:05 p.m. and Alderman Linnell left the meeting at 12:15 p.m.

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The meeting adjourned at approximately 12:25 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 15, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Mental Patients Association -
Relocation of Drop-in Centre

Representatives of the Mental Patients Association appeared before your Committee to request the Committee to

- (a) ask the Department of Permits & Licenses to withhold any action which would require them to vacate their present drop-in facility at 1982 West 6th Avenue and
- (b) supply them with a list of city-owned property which might be available for long term leasing as a drop-in centre in or around the Kitsilano area.

With respect to their first request, a representative of the Department of Permits & Licenses stated the main problem with the premises is insufficient fire escapes. This is a 2½ storey house with basement and is used by the Mental Patients Association strictly as a drop-in centre, with nobody residing on the premises. The Mental Patients Association stated that the main floor is the main activity area with the second floor being used as a "quiet area" with usually no more than 3 - 5 people using it at one time. The third floor is office space. The representatives stated that they are willing to supervise activities on the second floor.

Following further discussion, your Committee

RECOMMENDS

- A. That Council instruct the Director of Permits and Licenses to delay enforcing the Building By-law until February 1, 1974 to afford the Mental Patients Association an opportunity to locate other suitable premises on the firm understanding that the Mental Patients Association will not permit anybody to sleep on the premises.
- B. That Council instruct the Supervisor of Property and Insurance to supply the Mental Patients Association with a list of suitable City-owned properties in the Kitsilano area available for long term leasing by them for use as a drop-in centre.

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2. Strathcona-Seymour Summer Enrichment Project

Representatives of the Strathcona-Seymour Summer Enrichment Project submitted for consideration a request for a grant from the City of \$15,000, being equivalent to 1/3 of their total budget of \$45,000 for 1974. Ms. L. Choi and Mr. M. Horne reviewed their programme with the Committee.

This programme, which operates during the summer months, offers a one month summer enrichment programme to children residing in the area from Main Street to Commercial Drive and the waterfront to First Avenue. 1973 was the sixth year of the programme, which has been funded to date through O.F.Y. In addition, the Vancouver School Board has permitted the use of two schools in the area and has supplied some teachers to assist with the programme. The major objectives of the programme are to:

- (a) assist new Canadians in their command of English
- (b) introduce new knowledge and experience
- (c) introduce the children to their community and city, and what it offers them
- (d) provide a recreational project
- (e) exchange views and share responsibilities.

This project is the largest of its kind in Vancouver and last year had an enrolment of 460 children from grades 4 - 7. The programme has a \$2.00 registration fee, but no child is excepted because of inability to pay. It was noted that a parent evaluation upon completion of this year's programme showed 96% favourable. Employees of the programme largely come from the area in which the programme is run and are usually grade 10 - 12 or university students.

The representatives stated that they will be unable to obtain O.F.Y. funding for 1974. However, they do hope to receive grants from both the Federal and Provincial governments. Also the Vancouver School Board has offered to provide 6 teachers and the use of two schools or 4 teachers, the use of two schools and about \$2,000.00 if they are unable to obtain funding from other sources.

The Medical Health Officer referred to the summer student programme which his Department operated this year, with funds supplied by the Provincial Health Department. A large number of these students employed by the Health Department worked in the Strathcona-Seymour area. He was optimistic that the same funding arrangement would prevail in 1974 and suggested that some of these students be used as workers for the Strathcona-Seymour Summer Enrichment Programme.

RECOMMENDED

That Council approve a grant of \$7,500 to the Strathcona-Seymour Summer Enrichment Project based on the following split of the 1974 Budget of \$45,000.00:

\$15,000	Federal Government
\$15,000	Provincial Government
\$ 7,500	City of Vancouver
\$ 7,500	Vancouver School Board

Further that, if possible, part or all of the City grant be the use of Health Department summer students, with the selection of personnel to be made by the programme administrators.

CONSIDERATION

3. Grant Request - C-TRAC Society School
Children Cycle Safety Programme

Mr. J. Gadsby appeared before your Committee in support of the C-TRAC request for a \$5,000 grant towards the operation of their Children Cycle Safety Programme. This grant request is to enable the programme to operate for the period January 1, 1974 to June 30, 1974 and would be used as follows:

Salary of Manager-Coach - 6 mos. @ \$700	\$ 4,200
Allowance for secretarial services and printing	<u>800</u>
	<u>\$ 5,000</u>

C-TRAC was formed in October, 1972 to promote funds and manage the reconstruction of the China Creek Cycle Track on East Broadway. The reconstruction programme was financed through LIP, Provincial Government and Park Board funds. Most of the design and reconstruction management work was provided by volunteers. C-TRAC now manages the China Creek Cycle Track on behalf of the Park Board and have hired a full-time track manager-coach. Through the summer of 1973, the programme was funded through gate receipts for cycle races held at the Park and donations from commercial organizations. The organization proposed, with the Vancouver Safety Council, to start a programme of cycle safety and maintenance in the Vancouver schools.

Representatives of the Police Traffic Division present at the meeting stated that the Division currently has three officers who conduct a safety education programme, including bicycle safety, in the Vancouver schools. In addition, the Police license bicycles and also check them for safety at their Oakridge substation.

Following further discussion, a motion that Council approve a grant of \$5,000 to C-TRAC with a report back in six months re future funding auspices was put and lost. Accordingly, this motion is for Council's consideration.

4. Emergency Shelter for Native Young
People in the Skid Road Area

As the representatives of the B.C. Association of Non Status Indians were not present for consideration of this item, it was agreed to defer consideration to a later meeting of the Committee when these representatives are present. The Chairman instructed the Clerk to write to the Chairman, B. C. Association of Non Status Indians and advise him of the Committee's action and request that he make arrangements to appear on a future agenda on a date when representatives of his Association could be present for consideration of this item before the Committee.

Alderman Marzari suggested that in the interim, pending reconsideration of this item, the Supervisor of Property & Insurance prepare an inventory of all City-owned houses with four or more bedrooms which might be suitable for use as a shelter. While the proposed shelter should preferably be located adjacent to the Downtown Eastside area, it was suggested that other areas be included in the inventory for the information of the Committee.

Clause No. 4 (cont'd)

RECOMMENDED

That Council instruct the Supervisor of Property & Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes.

A tie vote resulted. Therefore, in accordance with Procedure By-law 66A, the above recommendation is submitted to Council for CONSIDERATION.

The meeting adjourned at approximately 2:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 449

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC & COMMUNITY DEVELOPMENT

November 1, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held on Thursday, November 1, 1973, at 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari,
Pendakur, Rankin and Volrich

ABSENT: Alderman Massey

CLERK: M. James

INFORMATION

1. Draft West End Plan

On August 30, 1973, your Standing Committees on Civic and Community Development met and reviewed the Draft West End Plan. At that meeting, the Committees determined to meet again and consider in detail the first section of the Draft West End Plan which covered the first 18 pages of the report which dealt with objectives, assumptions, definitions, land use plan, population and housing and commercial facilities.

The Team members present advised how the 'neighbourhoods' had been determined on the basis of data collected from various sources in the West End area. The data consists of ages, family and non-family units availability, persons per room, family heads and households, building types and topography. The Committee was advised that the Team also used 'focal points' in determining neighbourhoods and found that some neighbourhoods actually had sub-neighbourhoods within them. The area of the West End under study was divided into eight neighbourhoods and excluding the neighbourhood labelled Coal Harbour, were generally of the following:

- (a) neighbourhoods having families as a significant minority - 3
- (b) neighbourhoods predominantly catering to singles - 2
- (c) neighbourhoods catering to retail activities - 2.

The Team suggested that physical zoning regulations could be used to promote the development or continuation of these neighbourhoods and discussed the 7 neighbourhoods with the Committee.

The three neighbourhoods which the Team suggested were best suited for family living were the ones entitled King George, Lord Roberts and Nelson Park and noted that these areas contained the schools in the West End area or are proposed for the areas. There is an opportunity for in-filling in these neighbourhoods and the Team suggests that future developments be low-rise for families, perhaps promoting family accommodation on the first three floors of future residential developments. These areas also contain lands with potential for redevelopment and this should be directed toward family accommodation. It was noted that of the families in the West End, 70% were single parent families and there was 1.5 children per family unit. The Team noted that some form of subsidy towards housing costs was crucial.

cont'd....

Standing Committees on Civic and
Community Development, November 1, 1973 2

Draft West End Plan
(continued)

The Stanley Park neighbourhood contains approximately 32% senior citizens (65 and above) and the Robson International has approximately 17%. The Haro Park site which was in the Robson International neighbourhood, would increase this percentage as a senior citizens development was proposed for this land. During the discussion of the Stanley Park neighbourhood, it was suggested that that area needed little alteration with perhaps the only guidance being the promotion of senior citizen accommodation on a rental basis.

The New Crystal Pool area seemed to provide the greatest opportunity for new development as it had the largest area of under-developed land and older housing and in discussing this area, the Committee agreed that a density of 175 to 200 persons per acre was acceptable and noted that high-rise was a reasonable development construction here. This area also provided the greatest potential for governmental intervention in one manner or another. Urban design considerations must be applied in this area because of the topography and it was noted that the Department of Planning and Civic Development was getting some consultant help in urban design.

In the Coal Harbour neighbourhood, the Committee suggested that residential uses be included and that intervention might be necessary to achieve this. Apartment-hotels were also a suggested use.

After further discussion with the Team members on items relating to the various aspects of the neighbourhoods, it was

RESOLVED that the report of the West End Planning Team be received and that the Team take note of the various comments made this day for the development of a revised report in three parts: assumptions, planning and implementation.

(A map showing the neighbourhoods is attached for information).

2. Condominium Study

At the April 17th, 1973, Council meeting, the West End Planning Team was requested to ask C.M.H.C. to initiate a study of the impact of condominiums on West End economics.

Under date of October 30, 1973, the West End Planning Team submitted the final report which contained the following conclusions:

" CONCLUSIONS

- a. If rents could be increased in the order of 30% to ensure approximately a 10-12% profit, most developers and managers spoken to felt they could resume their interest in the construction and/or management of rental units.

However, several of those interviewed said that even with an improved return on rental investments, their companies would not be interested in building or managing rental properties. Tenant problems, the general 'anti-development' political atmosphere and the fear that rent controls are a possibility, all discourage involvement in the provision of rental accommodation.

- b. There are additional problems for the West End developer. Recent down zoning has increased the difficulty of realizing satisfactory returns. The high turnover rate and the type of tenant in the area are felt to make the West End projects more difficult to manage. Thus, the C.M.H.C. Study concluded that a restarting of rental development probable in other areas is unlikely to take place in the West End."

After reviewing the report and its conclusions with the West End Planning Team, the Committee

RESOLVED that the report be received for information.

3. Economic Implications of 'Down-Zoning'
The West End, January 30, 1973

Earlier this year, your joint Committees requested a report from the West End Planning Team on the implications of the 'Down-Zoning' of the West End's high density residential area.

Under date of October 30, 1973, the Director of Planning and Civic Development submitted, on behalf of the West End Planning Team, the requested report which advised of an analysis of land values, rents, multiple dwelling unit construction in the West End since the 'Down-Zoning'. The report submitted the following as a summary:

"III. SUMMARY

- (a) West End land values have not declined as a result of 'down-zoning' in January, 1973. In general, they have continued to appreciate.
- (b) Down-zoning provides no direct economic justification for increase in rents of existing dwelling units. However, due to the law of supply and demand, down-zoning will contribute to increased rents in the long run if sufficient apartment-zoned land is not available elsewhere in the City.
- (c) Down-zoning in January, 1973 of the West End may contribute as much as a 6% increase in the rental costs of potential new units only. However, none have been built.
- (d) The main reasons for the decline in construction of new rental units in the West End in apparent order of importance are:
 - (1) Increased costs of labour, land, money and construction materials.
 - (2) Changes to the Federal Income Tax Act in January, 1972 eliminating depreciation allowance as a deduction from taxable income.
 - (3) Administrative problems centered around landlord-tenant relations.
 - (4) Down-zoning of the previous RM-4 zone by approximately one-third.
- (e) The decline in construction of new rental units is a general regional trend, not unique to the West End.
- (f) Rental levels in the West End may have to increase by as much as 30% in order to attract private builders back into the rental housing market.
- (g) Existing low vacancy rates suggest increases in rental levels may be imminent.
- (h) Over the past two years an increasing number of development permit applications for new apartments have been for condominium development; including 100% of 1973 applications to date.
- (i) As condominium development can achieve a better rate of return to the developer, one can expect a continuation of this trend as an alternative to the construction of much needed rental units."

After discussing the summary, your Committee
RESOLVED that the report be received for information.

Prior to adjournment at 5:10 p.m., the Chairman on behalf of the joint Committees thanked the Team for the provision of the information as scheduled and noted the time pressure to which the Team had been subjected.

* * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 15, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

COMMITTEE
CLERK : R. Henry

RECOMMENDATION

1. 911 Emergency Reporting Service

City Council, on August 28, 1973 approved recommendations of this Committee concerning the proposed installation of an Emergency Reporting Telephone Service to be called 911. At that time, Council approved in principle certain points outlined in a letter from the British Columbia Telephone Company and Civic officials involved were to report back to the Committee giving more details of the technicalities and the costs involved. The Regional District was also informed of this action being taken by the City of Vancouver.

At this meeting the Committee was joined by representatives of the Telephone Company, Police Department, together with the Fire Chief and the City Engineer. The representatives of the Regional District, who had been invited by the Chairman were not present.

The Telephone Company representatives, by means of audio-visual equipment explained the functions of a common emergency telephone number and later answered a number of technical questions on the installation of such service. Such cities as Red Deer, Calgary, Winnipeg, Edmonton, Toronto, and Montreal either have an emergency system or it is to be instituted.

The audio-visual presentation mainly showed that an emergency service could produce time saving features. The representatives of the Police Department, upon being questioned advised that 80 percent or more emergency calls would be calls requiring the attention of the Police Department. The Fire Chief explained how the system would require to be integrated with the present fire alarm system.

When discussing the matter of cooperation with other municipalities the Committee was advised that there would be no significant savings, if any, if Vancouver waited and proceeded in conjunction with the other municipalities. Considerable discussion took place with regard to the request to provide coin-free operation of pay phones and the telephone officials suggested they would examine this, although it certainly wasn't possible, within the next 2 years. The Committee also inquired about the Company providing for an operator answering all 911 calls on exchanges where a 911 centre is not provided. The Company doubted if this suggestion could be carried out.

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 15, 1973 2

The Committee noted a Department report on the subject, dated November 14, 1973 as submitted from the City Engineer, Chief Constable, and the Fire Chief. The report included details on costs and technicalities, some of the problems and advantages, and concluded with a number of recommendations.

In addition, the officials requested that a further recommendation be added as follows:

- f) that an expenditure of \$3,000 per month be allocated from the Police Department's operating budget with respect to the telephone rental.

The Committee, after further consideration, amending, and adding to the official's recommendations;

RECOMMENDS:

- "a) THAT the 911 telephone system be initiated in the City of Vancouver, preferably by November 1, 1974, to coincide with the planned new communication centre in the Public Safety Building.
- b) THAT the sum of \$24,000 be allocated in the 1974 Supplementary Capital Budget for installing the new telephone trunks, the construction of an equipment room and the expansion of the existing recorder.
- c) THAT Council undertake a publicity campaign in cooperation with the B. C. Telephone Company to inform the citizens in Vancouver and neighbouring municipalities about the system.
- d) THAT the Telephone Company be requested to provide for operator answer to all 911 calls on all exchanges where a 911 centre is not provided.
- e) THAT the Telephone Company be requested to modify all pay phones in the City of Vancouver to provide for a coin-free operation of pay phones for 911 calls, to be effective when the 911 system is put in service or as soon thereafter as possible.
- f) THAT an expenditure of \$3,000 per month be allocated from the Police Department's operating budget with respect to the telephone rental.
- g) THAT the neighbouring municipalities through the Greater Vancouver Regional District be notified of the action taken this date and invite each municipality to make similar arrangements concurrently and cooperatively."

The Committee adjourned at approximately 3:20 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

November 15, 1973

A meeting of the Standing Committee of Council on Community Development was held on November 15th, 1973, in Committee Room No. 2, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Harcourt

ALSO
PRESENT: R. Youngberg, Planning Department
Carl Brammer, Killarney Champlain Citizens
for Action
B. Downs, Consultant
D. Mann, Consultant

COMMITTEE
CLERK: M. Sharkey

RECOMMENDATION

1. Meeting of the Committee with the
Liquor Control Board

The Chairman of the Liquor Control Board had been in touch with Chairman Volrich and offered to meet with the Committee on an informal basis for a general discussion on licenses issued by the Liquor Control Board in the City of Vancouver.

The Committee agreed that an informal meeting of this type would be beneficial to all concerned. The Committee,

RECOMMENDS

THAT the request of the Liquor Control Board for an informal meeting with members of the Standing Committee of Council on Community Development for a general discussion on Liquor Control Board licenses in the City of Vancouver be accepted. The meeting is tentatively scheduled for Friday, November 23rd, 1973, the place to be decided.

2. Illegal Suites Policy

On June 19th, 1973, the City Council had directed that a Staff Committee, comprised of the Director of Permits and Licenses, Director of Planning & Civic Development, and the Corporation Counsel, prepare a report on Illegal Suites in the City of Vancouver, making suggestions and recommendations to be presented to a meeting of the Standing Committee on Community Development. The full report of the Director of Permits and Licenses be presented to the Standing Committee on Community Development on November 8th, 1973.

Discussion followed regarding the recommendations made to Council in the Minutes of November 8th, 1973, regarding Section 4, "Opting Policy" of the Report for the Director of Permits and Licenses, being:

"Section 4 of the Staff Committee recommendation adopted by the Committee is as follows:

That the descretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposals."

On Agreement that a referendum plan would be used to decide the opting policy, the Committee,

RESOLVED:

THAT the recommendations made by the Committee in respect to Section 4 of the Staff Committee recommendations in the report by the Director of Permits and Licenses at the meeting of November 8th, 1973, "Opting Policy" be deleted, to be discussed in detail at a later date.

The Committee also entered into a discussion on the recommendations regarding 1 (a) - RS-1 areas in the report on Illegal Suites and:

RECOMMENDS

THAT Item 1 (b) "Age of Building" be deleted from the recommendations in the report of the Director of Permits and Licenses

3. Sites E and F: Champlain Heights

Mr. Carl Brammer, Chairman of the Killarney-Champlain Citizens for Action group, was present with other members as a delegation to present a report with respect to specific recommendations regarding the development of Champlain Heights area.

The brief outlined the recommendations on:

- evaluation of Terms of Reference for planning in Sites E & F
- Relationship of traffic patterns to housing sites
- Densities
- Style and Quality of housing
- Land lease vs. Land sale for total area E & F
- Variety in street layout
- Recommendations regarding engaging consultants
- Establishment of Planning Committees
- Terms of Reference re A, B, C, and D
- Establishment of a Planning Committee for a Community Service Centre.

The Chairman thanked Mr. Brammer and the delegation for their presentation and assured them the brief would be considered in the report on development for this area.

Mr. Downs, of the firm of Downs-Archambault, and Mr. Mann of the Urban Program Planners, Consultants to the City of Vancouver on Champlain Heights, presented a report on organization and procedure for development of Areas E & F.

Report to Council, Standing Committee of Council
on Community Development, November 15, 1973. 3

The report dealt specifically with a program for formation of a Advisory Committee and Consultant Task Force with a Consultant, City Resource Group and laying out an organizational diagram for formation suggesting areas from which the membership of this Committee and task force may be drawn.

During discussion of the report, the Director of Planning and Civic Development stated that a report could be expected from his department within two weeks and that he would be pleased to enter into discussions with the consultants regarding his report.

It is the intention of the Planning Department to formulate a plan which would contain Terms of Reference as to how the land will be developed, types of housing and environment. It is necessary to receive input from many sources, Community Centres, School Boards, Park Boards, Medical Officer of Health, Engineering Department, Fire and Traffic, etc. It is expected that this process will take approximately 9 months to complete.

The plans will not contain specific terms of reference as to how it will be implemented. The City Council would, at some future date, offer suggestions as to the expected terms of reference for implementation.

The consultant assured the Committee that by following the procedures outlined in his report, a full comprehensive report with detailed implementation could be brought back to the Committee in 6 months.

The Committee,

RESOLVED:

THAT the brief of the Citizens of Killarney-Champlain Heights and the report of the consultant, Downs-Archambault, be received by this Committee for information and referred to the Director of Planning for consideration when formulating his report, which will be brought to the Standing Committee on Community Development in two weeks time.

FURTHER THAT the Director of Planning meet with Mr. Brammer, Chairman of the Killarney Champlain Citizens for Action group, and Mr. Downs and Mr. Mann, consultants, for discussion of their brief and report.

4. Sites C and D: Strathcona

"At its meeting on September 6, 1973, the Community Development Committee passed the following resolution:

"THAT the Committee approve in principle that Sites C & D be used for family and senior citizens' housing, including personal care housing, and

"THAT the question be referred to the Planning Department for a definitive report suggesting guidelines for development, and that the Planning Department consult with the Strathcona Rehabilitation Committee in developing the guidelines and the report."

There are two aspects to this request:

1. the method by which the site will be developed, and
2. the actual form of development.

METHOD OF DEVELOPMENT

Council has already determined that the development on this site will consist of principally family housing with the possibility of housing for senior citizens and a personal care home. At a public meeting held in Strathcona on June 14th to hear proposals for development of this site from interested groups there were only two organizations who offered to develop the site for housing, the Shon Yee Society and the Strathcona Property Owners' and Tenants' Association. Further consideration of this matter was given at a meeting of the Community Development Committee on September 6th, when the above resolution was passed, and when discussion was also held with representatives of the Shon Yee Society and SPOTA.

As a result of this second meeting of the Committee, and as a result of discussions by the Strathcona Rehabilitation Committee, the following proposal is put forward for the development process for the site. This process has been developed with the thought in mind that the housing development, while not being in any way restricted to any particular group of citizens, should be developed for people who wish to live in the area and their ambitions, both as to character of development and form of tenure, should be of prime importance in the development process.

STEP ONE: HOUSING SOCIETY

The first step would be the calling of a public meeting, widely advertised and under the chairmanship of a respected individual who has some knowledge of the area but clearly no direct links to the community. This public meeting would then elect ten individuals who would constitute themselves into a housing society, and obtain registration as a non-profit society.

This housing society would be charged with the responsibility of securing title to the land with the assistance of start-up funds from CMHC, and preparing development plans and proposals for forms of tenure to reflect the needs of the people who wish to live on the site. SPOTA has already approximately 100 requests from people who wish to be occupants of new housing in the area. At the same time, they would be seeking some organization to run the personal care home and, if such an organization can be found, developing plans for it.

The method of forming a Housing Society was discussed by the Committee. It was felt that possibility by the method of electing a full Society membership at a public meeting, there was the danger of over representation by one particular organization or group of peoples. This method, however, is considered by the Community and Community groups to be the best way to form a Housing Society of representatives of the people. It is the duty of the Council to make sure a Housing Society is a representative group of all people and the method suggested was to limit the membership of people drawn from the public sector to 7, with the balance of 3 to be Council representatives. There has been no criteria established to decide who will live in this area as this will be based on need.

STEP TWO: CITIZENS' ADVISORY COMMITTEE

To assist the housing society (the ten individuals elected at the public meeting) if the housing society felt the need, and if it became apparent that there was a demand for such a body in the community, a citizens' advisory committee could be established and the Strathcona Rehabilitation Committee would be an appropriate vehicle for co-ordinating and organizing appointments to this committee.

The housing society is, in any event, going to have to have consultations with groups in the community and the main purpose of this possible citizens' advisory committee would be to co-ordinate and facilitate such communication. This group would have no direct responsibility other than assisting in communication and offering advice.

STEP THREE: CONSULTANTS

The housing society will need the services of various types of consultants and these can be hired with the start-up funds obtainable from CMHC, and are a legitimate part of the cost of the project. In addition, the site office staff resources of the SRC can be available to a limited extent in the initial phases to help the housing society get the show on the road.

STEP 4:

As the project is completed the housing society would turn over ownership and control to whatever ownership groups were appropriate. Tenure could be either by:

- a. condominium ownership, in which case the appropriate body would be the Strata Corporation, comprising the occupants of the condominiums, or
- b. a co-operative arrangement, in which case the title holder would be the co-operative society, again composed of the shareholders of the co-operative, who would be the occupants of the units, or
- c. a rental structure, in which case some organization would need to be found to retain the title and manage the project. This could be the housing society itself, but this need not necessarily be the case.

The personal care home, if one were constructed, would be turned over to the organization which had been found to run it.

The proposal may sound complicated and longwinded, but the basic difference between this proposal and handing over the site to an established organization is that the organization to develop it needs to be elected by the public meeting. The other steps are ones which have to follow in any event, whoever develops the site.

Some funds will be necessary to set this process in motion. A hall will need to be rented, some advertising costs should be incurred, there may be some expenses for the chairman, and there will be some costs in setting up and registering the Housing Society. The amount should not exceed \$1,000 and, rather than delay the work by attempting to seek a cost-sharing arrangement, it is suggested that the City provides these funds.

FORM OF DEVELOPMENT

It is important that the housing society should have a considerable degree of latitude in determining the form of development to suit the needs of the occupants. There are certain basic development guides which should be common to any development and are necessary so that the development will fit into the community.

Development on Sites C & D is intended to be mainly for family housing. A personal care home would be a desirable addition to the neighbourhood and, though the immediate area has a fair number of senior citizens' units, the possibility of including a limited number in this development is not ruled out.

Ancillary uses, such as a day care centre and medical facilities related to the personal care home (though related to all senior citizens resident in the area) are listed as possible uses.

The detailed conditions of development regulating the composition of housing, density, parking, etc. are listed as Appendix A.

It is RECOMMENDED:

1. that Council approve the housing society method of development for Sites C & D in Strathcona in accordance with the foregoing outline and that an amount of up to \$1,000 be approved for expenses for the meeting, to be administered by the Director of Planning and Civic Development.
2. that the SRC be requested to give general assistance to the housing society and to maintain a watching brief.
3. that the general conditions of development for Sites C & D be as described above.
4. that when the housing society is formed, and the types of developments have been determined, it negotiates a purchase price for the land with the Supervisor of Property and Insurance, for report back to Council."

The Committee discussed Steps 2, 3 and 4, and agreed in principle to the Report of the Director of Planning and Civic Development and

RECOMMENDS

THAT the recommendations of the Director of Planning and Civic Development be accepted.

FURTHER THAT as recommendation

5. A Housing Society of 10 members be formed, to be comprised of 7 members, elected from the public sector, with 3 members being named by the Council of the City of Vancouver.

The arranging of public meetings and Chairmanship of same, to be the responsibility of the Director of Planning and Civic Development.

The meeting adjourned at approximately 4:50 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 450

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON WATERFRONT & ENVIRONMENT

November 15, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held on November 15th, 1973, in Committee Room No. 1, Third Floor, City Hall at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Linnell
Commissioner DuMoulin

ABSENT: Alderman Marzari (Civic Business)

ALSO PRESENT: Roy Lisogar, Vancouver City Planning Commission

COMMITTEE
CLERK: M. James

Adoption of Minutes

The minutes of the meeting of October 18th, 1973, were adopted.

RECOMMENDATION1. Dog Control Brochure

"On July 31, 1973, City Council passed the following amended recommendation of the Standing Committee of Environment.

'THAT a Committee, comprising Dr. Bryson, as Chairman, with representatives from the B. C. Veterinary Medical Association and the B.C. - S.P.C.A., be appointed to prepare a brochure, from materials and information provided by other Cities for distribution to pet owners in the City of Vancouver, and the financial implications be reported back to Council.'

Mr. S. G. N. Presley, Western Federation of Individuals and Dog Organizations was later added to the Committee."

In compliance with this instruction, the Director of Permits and Licenses, as Chairman of the Committee, submitted, under date of November 13th, 1973, a report which contained the following five recommendations:

1. City Council endorse the Brochure entitled "YOU, YOUR PET AND YOUR COMMUNITY".
2. Funds in the amount of \$7,215.00 be approved from Contingency Reserve to cover the cost of printing and distributing the brochure.
3. The order for the design and production of the brochure be placed through the firm Windram & Lim.
4. Committee Members, Dr. S. Hoff, B.C. Veterinary Medical Association, Mr. S.G.N. Presley, Western Federation of Individuals and Dog Organizations and Mr. R. Hosegood, S.P.C.A. Vancouver Regional Branch, be thanked for their time and effort they gave to the preparation of this Brochure."
5. A copy of this report be circulated to the Cities and Municipalities in the Greater Vancouver Regional District.

Clause 1 Continued

Attached to the report was a letter dated November 5th, 1973, from the B. C. Veterinary Medical Association and a draft of the brochure.

The draft brochure is on file in the City Clerk's Office.

It was noted that if Council authorized the production of the brochure, it would be sent out with the annual mailings of assessment notices and pet licenses and sent out through the Department of Permits and Licenses.

After discussing the item with the Director of Permits and Licenses, your Committee,

RECOMMENDS:

1. City Council endorse the Brochure entitled, "YOU, YOUR PET AND YOUR COMMUNITY".
2. Funds in the amount of \$7,215.00, be approved from Contingency Reserve to cover the cost of printing and distributing the brochure.
3. The order for the design and production of the brochure be placed through the firm, Windran & Lim.
4. Committee Members, Dr. S. Hoff, B. C. Veterinary Medical Association, Mr. S. G. N. Presley, Western Federation of Individuals and Dog Organizations and Mr. R. Hosegood, S.P.C.A. Vancouver Regional Branch, be thanked for their time and effort they gave to the preparation of this Brochure.
5. A copy of this report be circulated to the Cities and Municipalities in the Greater Vancouver Regional District.

INFORMATION

2. Knight Street Bridge

The Chairman advised that he had been in contact with the Minister of Highways and had been advised that if the problem of public access to the land lying under and adjacent to the North End of the Knight Street Bridge could be solved, the Department of Highways will make provision in their landscaping for such public access as may be designed. The Minister advised that his staff would work in co-ordination with the Planning Department staff and that the fence, presently around the property, would be removed.

The Committee, with the aid of a map, noted the problem of access to the property, and the City Engineer pointed out that some form of public access would have to be investigated either under the railroad tracks from North Kent or along the South Side of the right-of-way of private lands. After further discussion, the Committee,

RESOLVED:

1. THAT the City Engineer approach the Canadian Transport Commission on the matter of a crossing from North Kent to the land lying over the North end of Knight Street Bridge and the City Engineer also investigate the costs of a road extension of South Kent, for report back to the Committee.

Clause 2 Continued

2. THAT the Committee consider this matter next, jointly with the Standing Committee of Council on Community Development, and the Deputy Superintendent of the Board of Parks and Public Recreation be present at this meeting, after first having discussed the matter with the Director of Planning.
3. THAT at the next meeting, the memorandum, dated November 15th, 1973, of the Chairman and appropriate maps be submitted.

3. Waterfront Study - Progress Report

The Project Manager submitted to the meeting an oral report on the progress of the Waterfront Project Study and advised that he had submitted to the City Clerk, the master copy of the 300 page inventory, recently produced. Ten copies have been produced and distributed to date.

The inventory is in 5 sections dealing with land, population, business activity, transportation and goods movement, with the 5 sections being general comments by the Project Manager. The first 4 were submitted by the Project Manager as his professional consultants' opinion.

In making the report, the Project Manager raised the following points:

- There is need for better input from the Transit Bureau from the Provincial Department of Municipal Affairs.
- There is need for a broader "sounding board" by an increase in the membership of the Steering Committee.
- Specific projects are still only in the concept stage.
- The Architectural Institute of British Columbia have commented on the matter of the advertised proposals re Fisherman's Wharf.

In discussing the oral report with the Project Manager, it was agreed that Alderman Massey would undertake to contact the Architectural Institute of British Columbia on the matter of the proposals, and that the Project Manager would report back on the matter of the B. C. Sugar Refinery Development Permit application.

The Project Manager submitted to the meeting a mock up of a four page public information report on the Waterfront Planning Study which, in summary, provided an overview of the study and the inventory submitted previously.

As copies were not available for individual members of the Committee prior to the meeting, it was,

RESOLVED:

1. THAT the Chairman and Alderman Linnell review the Brochure, prior to printing and distribution
2. THAT the inventory of the Waterfront be received and that copies be made available in the Main Branch of the Public Library and in the City Clerk's Office at City Hall, and that 2 copies be sent to the Board of Parks and Public Recreation: All other copies to be supplied at cost.

Clause 3 Continued

By general agreement, the Project Manager was requested to take the brochure to the Steering Committee, take up with the Minister of State for Urban Affairs the matter of the increase in the size of the Steering Committee, and discuss with the Assistant City Engineer, Traffic and Transportation, the matter of liaison with the Transit Bureau.

The Chairman advised the members of the Committee that Project 200 was prepared for submission to the Committee the matter of a Second Tower in the " Canada Square Complex". The Committee was advised that Project 200 would be making formal submission in approximately 2 weeks time.

4. Oil Spills

Under date of November 2nd, the Board of Administration submitted to Council meeting of November 6th, 1973, a report entitled, "Protection of City Beaches from Oil Spills in the Harbour". The report recommended four actions to produce a beach protection plan. Council, on November 6, approved the recommendations as interim measures and instructed the Committee to give further consideration to the problem of oil spills by co-ordination and co-operation of neighbouring Municipalities.

The Chairman of the Committee advised that the Mayor was to meet with the Honourable J. Davies, Minister of Environment and suggested that the Committee wait the results of this meeting before taking any action on the instructions of Council.

At this meeting, the City Engineer submitted a report, dated November 15th, 1973, outlining 3 items which had occurred since the action of Council on November 6th, 1973. The Committee,

RESOLVED:

To receive the report of the City Engineer as a report of progress and take no further action pending further information.

5. Fuel Shortage

It was brought to the attention of the Committee that the Provincial Government had issued instructions to reduce the temperature of Provincial buildings. The Committee was advised that City Hall and other Civic buildings were also following this practice. The B. C. Hydro had advised there was no shortage of electrical energy at this time.

Mention was made of the conversion of City vehicles from liquid petroleum fuel to propane and it was noted that the City Engineer was to report further on this matter.

* * The meeting adjourned at 4:35 p.m. * *

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